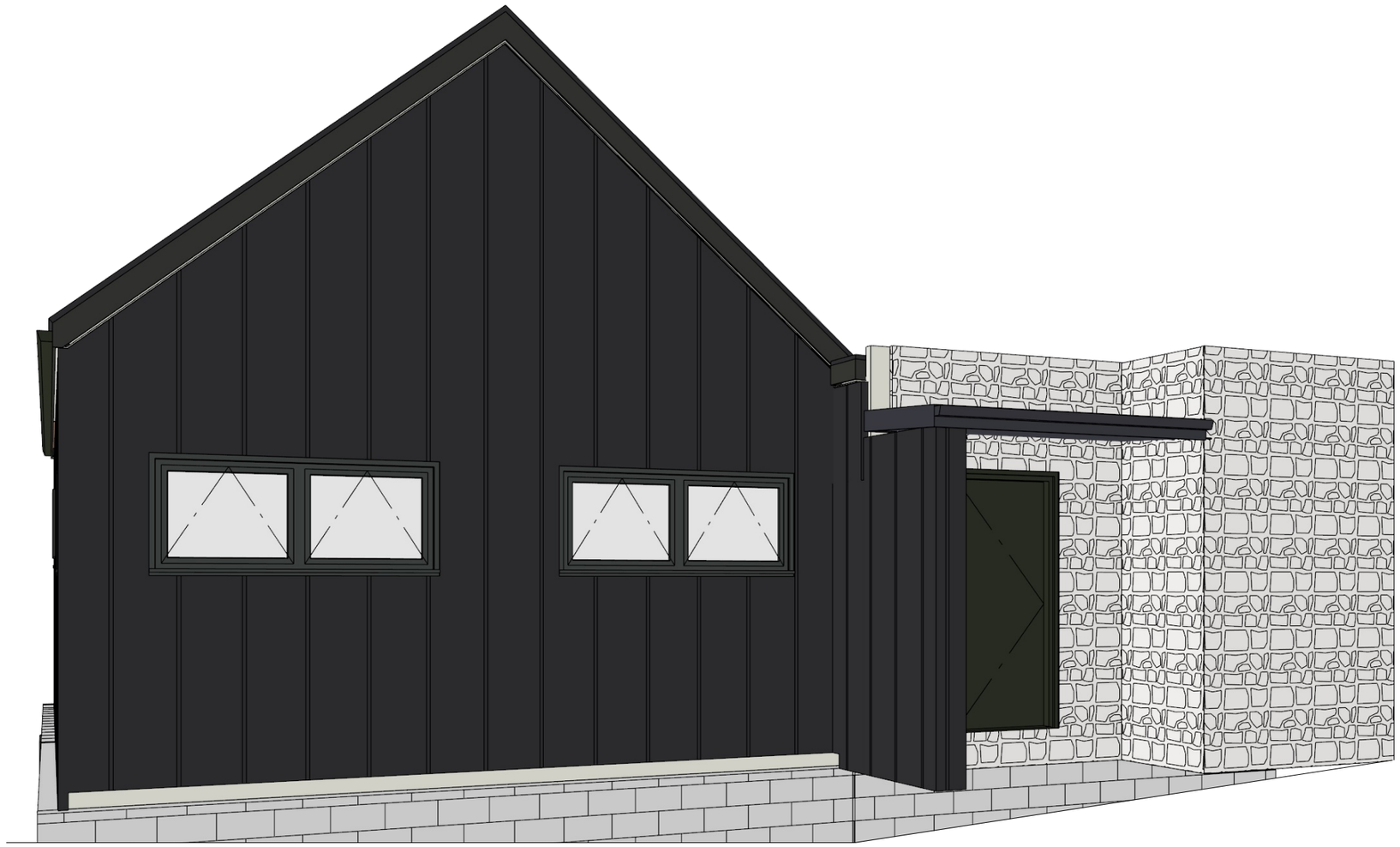


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Sheet 2 :	Site Plan
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Sheet 4 :	Lower Floor Plan
Sheet 5 :	Upper Floor Plan
Sheet 6 :	Elevations
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Sheet 11 :	Roof Plan
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Sheet 13 :	Foundation Setout Plan
Sheet 14 :	Drainage Plan
Sheet 15 :	Floor Framing Plan
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Sheet 18 :	Window & Door Schedule
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Sheet 35 :	Wet Area Details
Sheet 36 :	Wet Area Details
Sheet 37 :	Truss Design
Sheet 38 :	Truss Design

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	**COVER PAGE**	LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	**1** **of 38 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

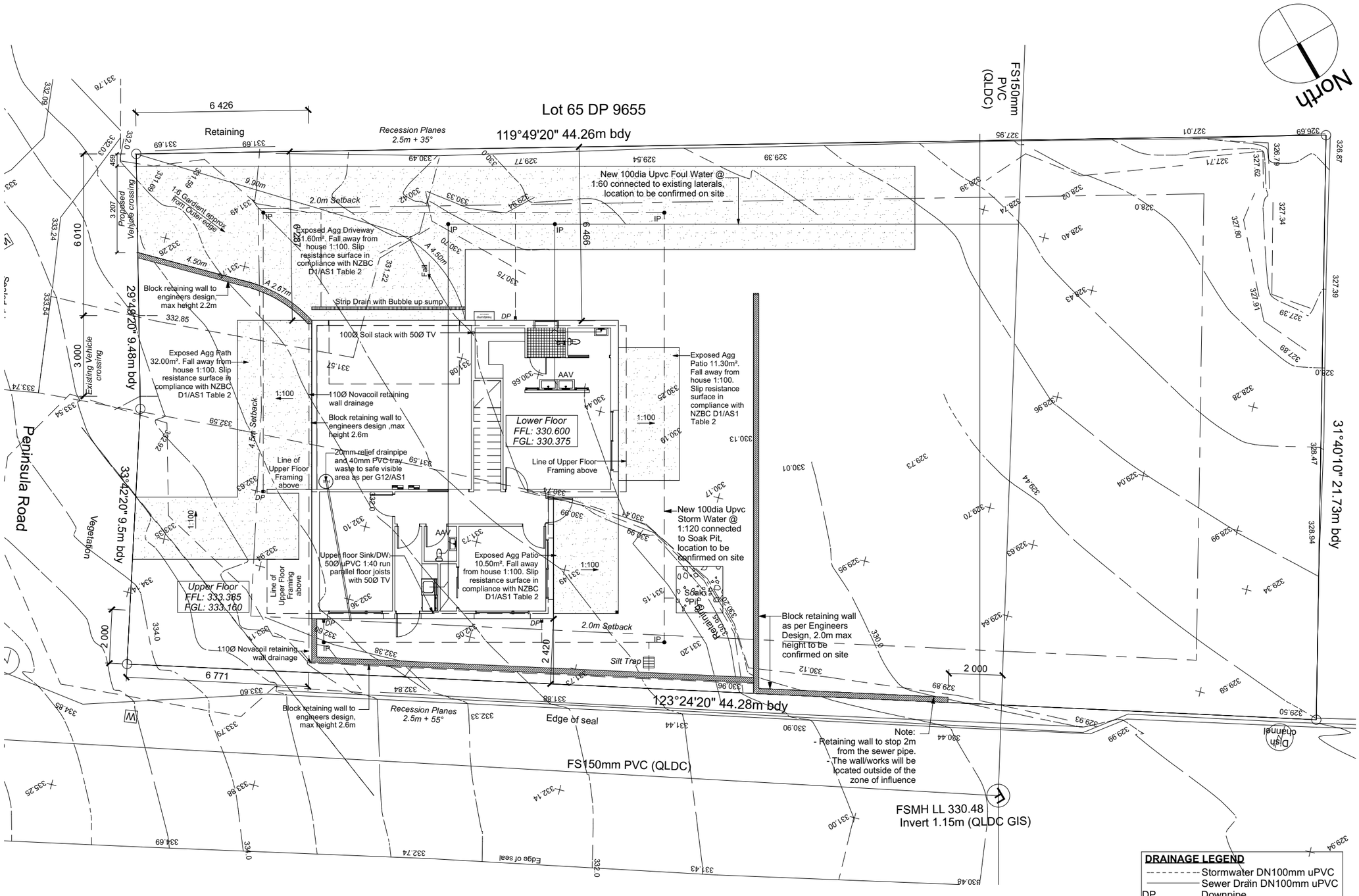
GENERAL NOTES:
Contractor is to confirm all Dimensions on site before commencing work.
All discrepancies or omissions must be confirmed with the Designer before commencing work.
Unless noted otherwise all dimensions are nominal, including timber sizes. Finished timber sizes shall be greater than or equal to those noted in NZS 3604 part 2.2
All work is to be carried out in accordance with the New Zealand Building Code and local bylaws as they apply eg: QLDC
BI: Structure. Unless noted otherwise all timber is to be SG8, and all timber framing is to comply with NZS 3604 Pt 2.2 Amendment 2, 2006.
B2: Durability. Unless noted otherwise all timber is to be CCA treated to HI .2 min. Where Galvanized Brackets and fixings are in contact with CCA treated timber, and are likely to be regularly wetted in service (ie:Deck Framing) the Galv fixings are to be powder coated to prevent corrosion.
CI-4: Refer to the Smoke alarm positions on the Floor Plans. Ensure only approved 'hush type' smoke alarms to AS3786, BS5446 pt!, or UL 217 as per NZBC F7 / AS I are installed.
DI: Access. Ensure all surfaces along exterior access routes are non-slip to the requirements of the code. The minimum level of finish would be:
"Exposed Concrete: Broomed Finished.
"Timber Deck: Non Slip finish.
"Tiles: Non-slip type.
"Interior Tiled floors in Bathrooms.
EI: Surface Water. Minimum pipe gradients and sizes. Impervious surfaces 1: I 00 fall min.
All pipes passing through concrete are to be lagged in Denso Tape.
E3: 10mm Aqualine Gib behind all wet areas on HI.2 framing. Impervious surface finishes to all Bathrooms, Laundries and wet areas.
F2: All glazing to comply with NZS 4223 part 3 and to the following.
Framed Shower screen and Bath enclosuresGrade A glazing material as per Table 3. I.
Panels and doors with one urrframed edge 5mm min thick Toughened Safety Glass
Frameless pivot or hinge doors 6mm min thick Toughened Safety Glass
Glazing within 1500mm above abutting FFL, or standing area of a bath or shower Grade A safety Glazing material in accordance with Table 3.1
Glazing greater than 1500mm above the abutting FFL, or standing level of a bath or shower Annealed glass to NZS 4223: Part 4
G9: Electricity. All Electrical work is to comply with electrical codes of practice and a Certificate of Compliance left with the homeowner.
Gl3: Foul Water. All work is to comply with Gl3/AS3-AS3500. Minimum Gradients: 50mm drains 1:40, 65mm drains 1:40, 100mm drains 1:60

SITE INFORMATION
LEGAL DESCRIPTION
LOT 66 DP 9655
Site Area: 898 sqm
Address: 493 Peninsula Road
Kelvin Heights

SITE DETAILS/PROJECT AREAS
Wind Zone: High
Wind Region: A
Lee Zone: No
Snow Loading: N5 upto 0.9Kpa
Corrosion Zone: Zone B
Earthquake Zone: Zone 3
Terrain: Inland
Exposure: Exposed
Topography: Gentle
Sea Spray Zone: No

Lower Floor Area (Foundation): 115.65m²
Upper Floor Area: 116.12m²
Floor Area (Total): 231.77m²
Upper Floor Deck Area: 11.79m²
Site Coverage: 14.24%

Sediment control and site safety requirements are noted in the attached Specifications.



PROPOSED SITE PLAN
1:150

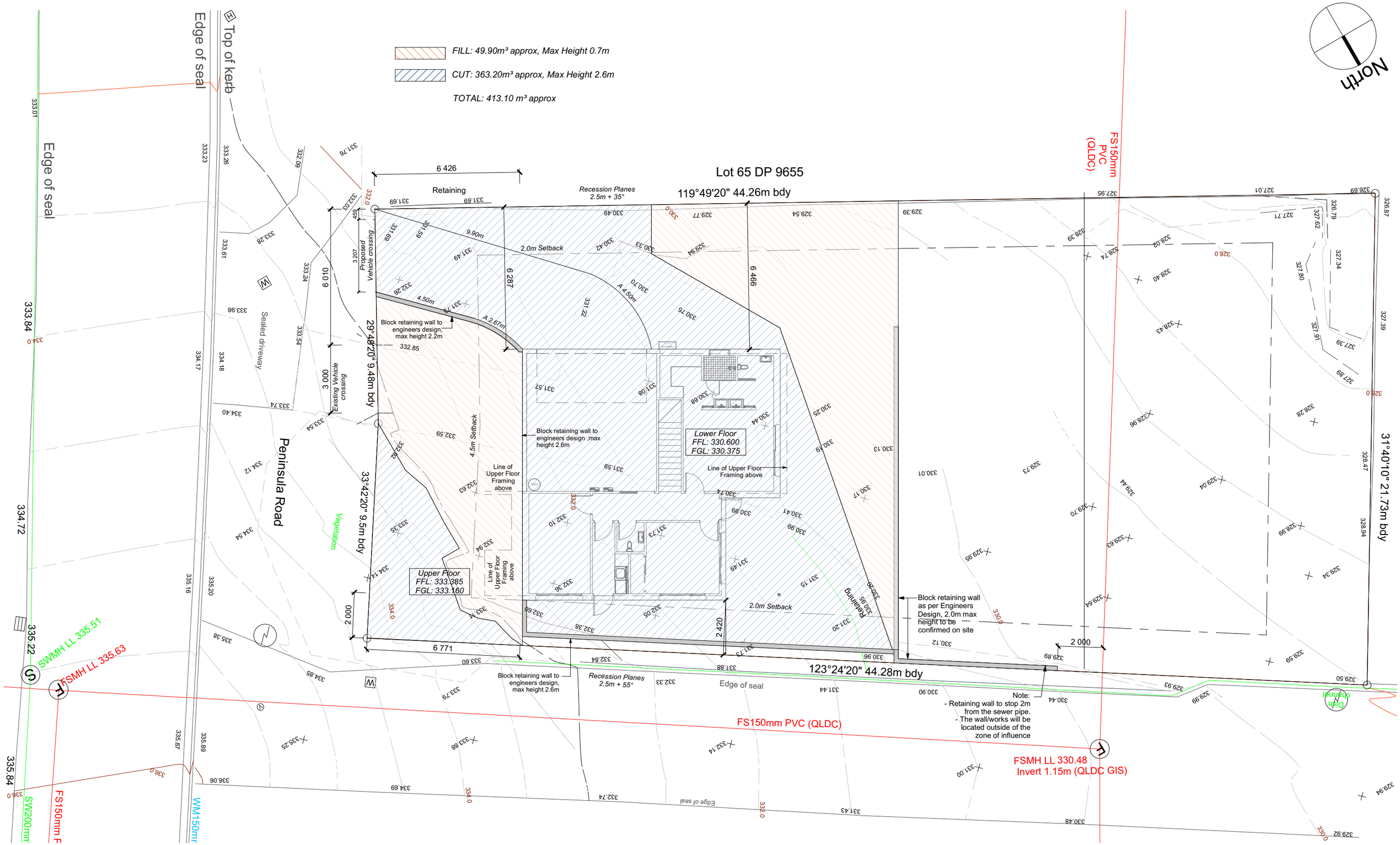
DRAINAGE LEGEND

---------	Stormwater DN100mm uPVC
———	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

DRAWING NOTES
Verify all dimensions, sizes and levels on site prior to commencing any work.
All work is to comply with the NZBC Acceptable Solutions, NZS 3604:2011 and Local Authority bylaws.

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED SITE PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:150 Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **2** of 38 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



PROPOSED EARTHWORKS PLAN
1:150

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED EARTHWORKS PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **3** **of 38 sheets**

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003. All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.

SMOKE ALARMS
to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses.

Dimensions shown are to the frame, GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

All windows and doors centered in room unless shown otherwise

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING: Stud Height: 2400mm Lower floor 2465mm to u/s of bottom chord)

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

INTERNAL DOORS: Height: 1980mm (leaves)
Type: Hollow core flush panel

INTERNAL TRIMS
Scotia: Square stopped
Skirting: 60x12mm Pine, single bevel edge
Architrave: 60x12mm Pine, single bevel edge

Concrete Work Standard:
Foundations as per engineering design.
Block Wall as per engineering design
Block Retaining Wall as per engineering design

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 5.0 Wall (220mm thick)

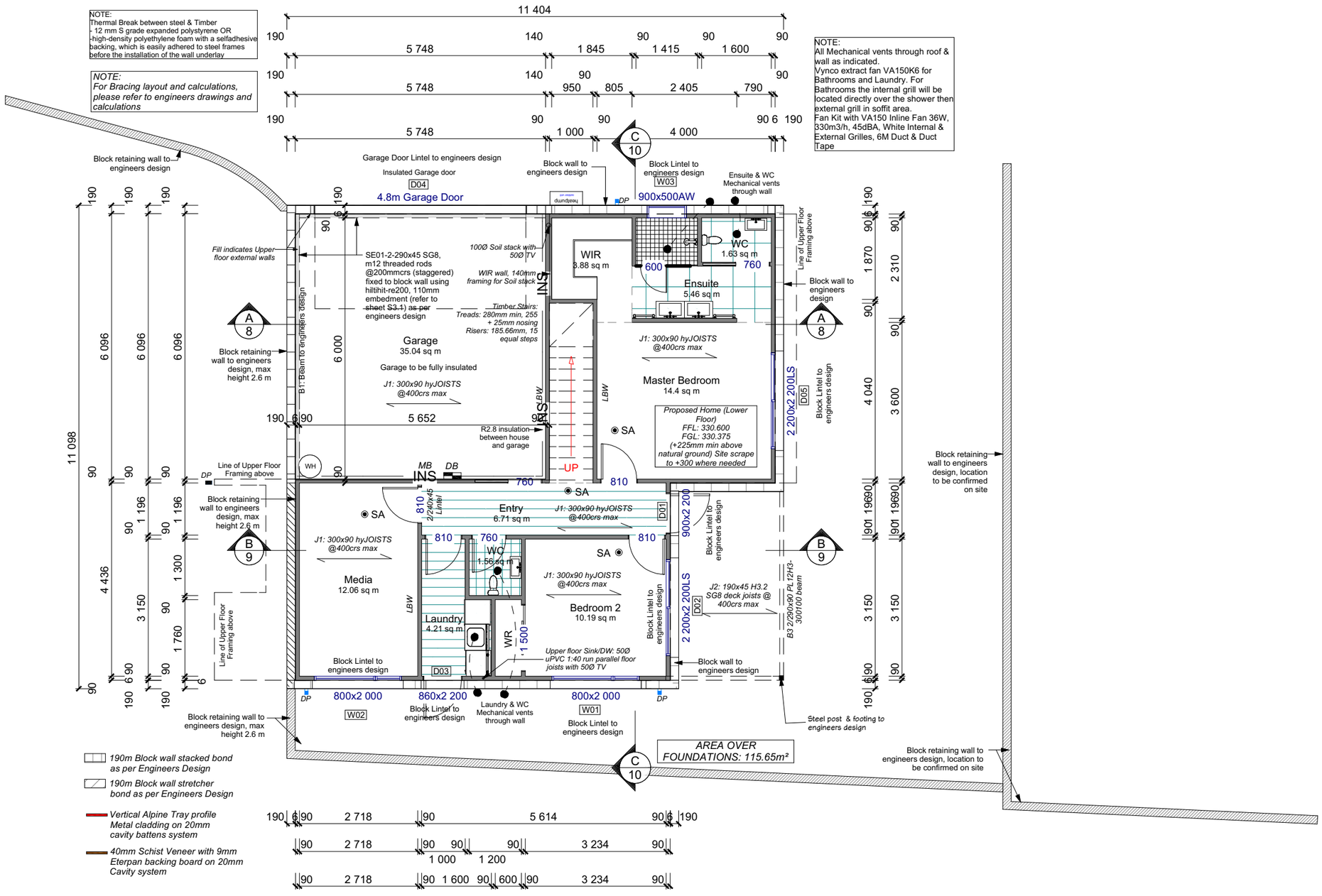
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

Wall Framing; 90x45 LVL8 Studs Wall Framing @600crs max unless stated other on Plans

Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

ROOF & WALL CLADDINGS
Roof : Colorsteel 5-RIB Profile Colorsteel
Walls :Colortseel Alpine Tray Profile Metal Vertical Cladding
40mm Schist Veneer with 9mm Eterpan backing board with a 20mm cavity
190m Block wall stacked bond as per Engineers Design
190m Block wall stretcher bond as per Engineers Design

DWELLING AREAS
Lower Floor Foundation Area: 115.65m² (Perimeter: 45.004m)
Lower Floor Framing Area: 106.99m² (Perimeter: 43.436m)
Upper Floor Foundation Area: 116.12m² (Perimeter: 50.501m)
Upper Floor Framing Area: 115.69m² (Perimeter: 50.501m)



PROPOSED LOWER FLOOR PLAN
1:100

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED LOWER FLOOR PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **4** of 38 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work Unless noted otherwise all timbers H1 .2 SG8 to NZS3604:2011 and NZS3602:2003. All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents.

SMOKE ALARMS
to comply with NZS 4514:2021
Interconnected smoke alarms for new build houses.

Dimensions shown are to the frame, GIB thickness not shown.

Mechanical ventilation to comply with G4/AS1

Air Seals to have PEF rod & low expansion foam

Laundering facilities provided complying with G2/SA1 1.0

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

All windows and doors centered in room unless shown otherwise

Provide sealant under skirting and paint to concrete around tub & W/M fixtures

WALL FRAMING: Stud Height: 2400mm Lower floor 2465mm to u/s of bottom chord)

FLOOR FINISHES: Carpet, Tiles & engineered timber/ laminate

KITCHEN HOB: Electric Hobs

INTERNAL DOORS: Height: 1980mm (leaves)
Type: Hollow core flush panel

INTERNAL TRIMS
Scotia: Square stopped
Skirting: 60x12mm Pine, single bevel edge
Architrave: 60x12mm Pine, single bevel edge

Concrete Work Standard:
Foundations as per engineering design.
Block Wall as per engineering design
Block Retaining Wall as per engineering design

Insulation
Pink Batts Thermal Insulation:
Walls: R2.8 Wall (90mm thick)
Ceiling: 5.0 Wall (220mm thick)

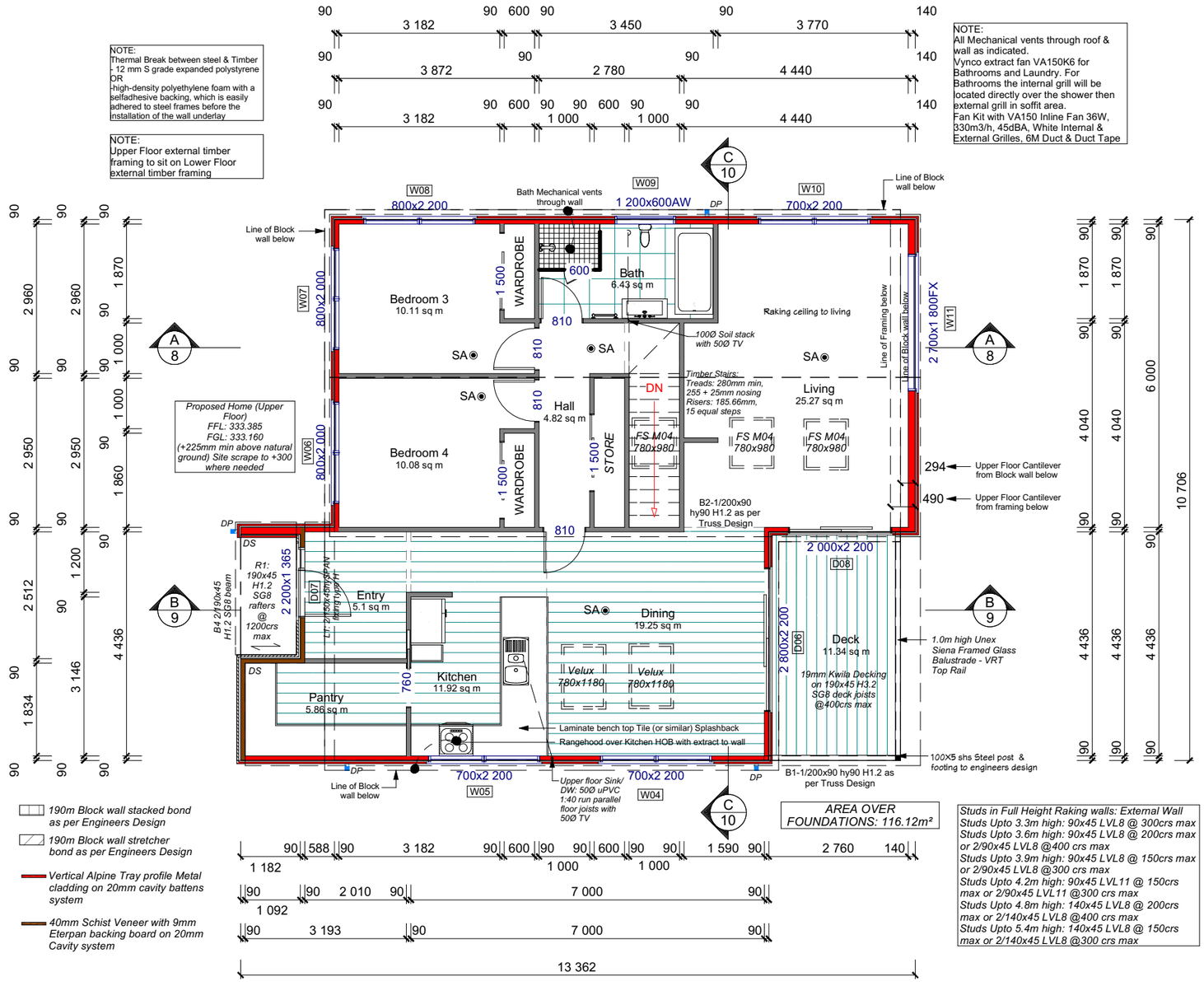
GIB Plaster Linings: 10mm Wall and 13mm Ceiling unless specified other on Plans. Level 4 Finishes Gib Lining, Specification as per notation.

Wall Framing; 90x45 LVL8 Studs Wall Framing @600crs max unless stated other on Plans

Rondo ceiling battens fixed as per manufacturers specifications with 13mm Standard Gib Board.
Level 4 Finishes Use Aqualine at wet area.

ROOF & WALL CLADDINGS
Roof : Colorsteel 5-RIB Profile Colorsteel
Walls :Colortseel Alpine Tray Profile Metal Vertical Cladding
40mm Schist Veneer with 9mm Eterpan backing board with a 20mm cavity
190m Block wall stacked bond as per Engineers Design
190m Block wall stretcher bond as per Engineers Design

DWELLING AREAS
Lower Floor Foundation Area: 115.65m² (Perimeter: 45.004m)
Lower Floor Framing Area: 106.99m² (Perimeter: 43.436m)
Upper Floor Foundation Area: 116.12m² (Perimeter: 50.501m)
Upper Floor Framing Area: 115.69m² (Perimeter: 50.501m)



PROPOSED UPPER FLOOR PLAN
1:100

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED UPPER FLOOR PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **5** of 38 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

BUILDING ENVELOPE RISK MATRIX		
ELEVATION NORTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18



PROPOSED NORTH ELEVATION
1:100

NOTES:

WALL CLADDING
Vertical Alpine Tray Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

40mm Schist Veneer with 9mm Eterpan backing board on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

190m Block wall stacked bond as per Engineers Design

190m Block wall stretcher bond as per Engineers Design

ROOFING
Colorsteel 5-Rib profile or similar (fall as noted):
over Thermkraft 215 Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over
Trusses @ 900crs max to truss manufacturers design

WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

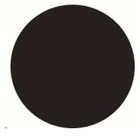
Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

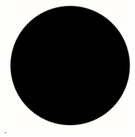
BUILDING ENVELOPE RISK MATRIX		
ELEVATION EAST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18

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COLORSTEEL FLAXPOD

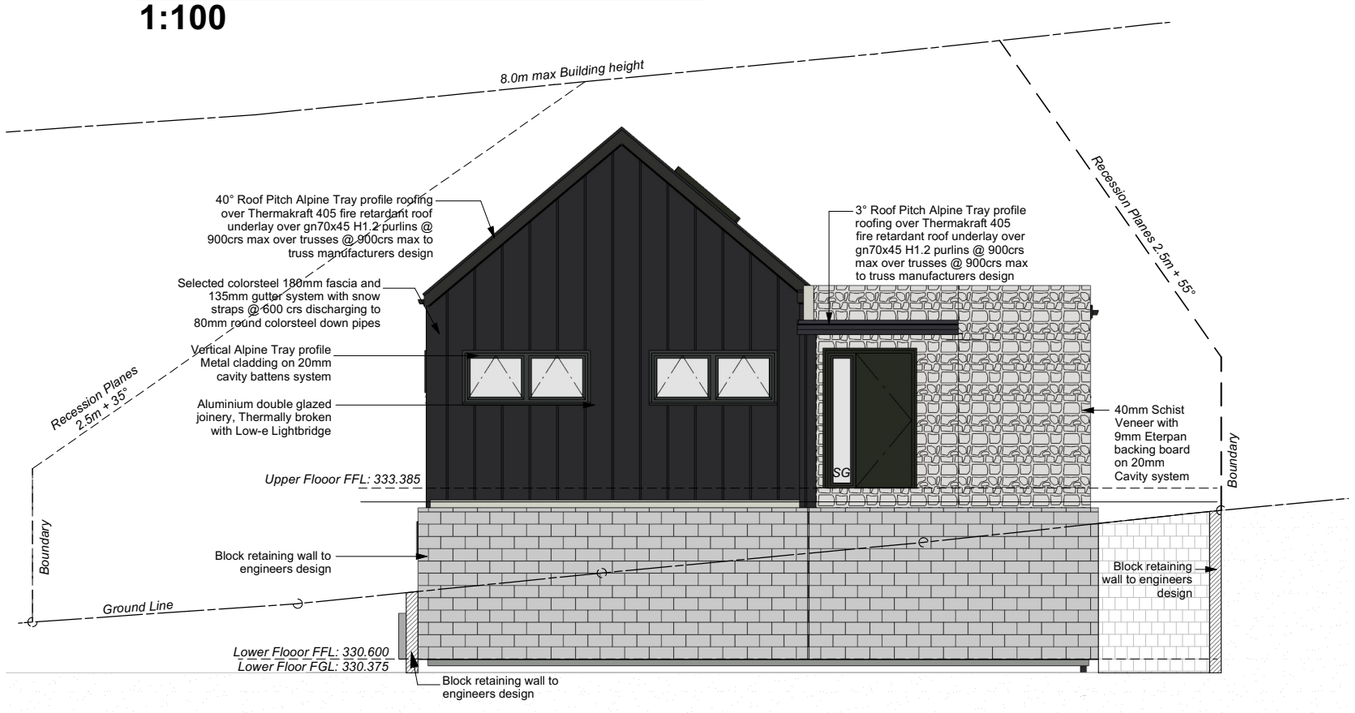
Ebony



COLORSTEEL EBONY



STACKED STONE



PROPOSED EAST ELEVATION
1:100

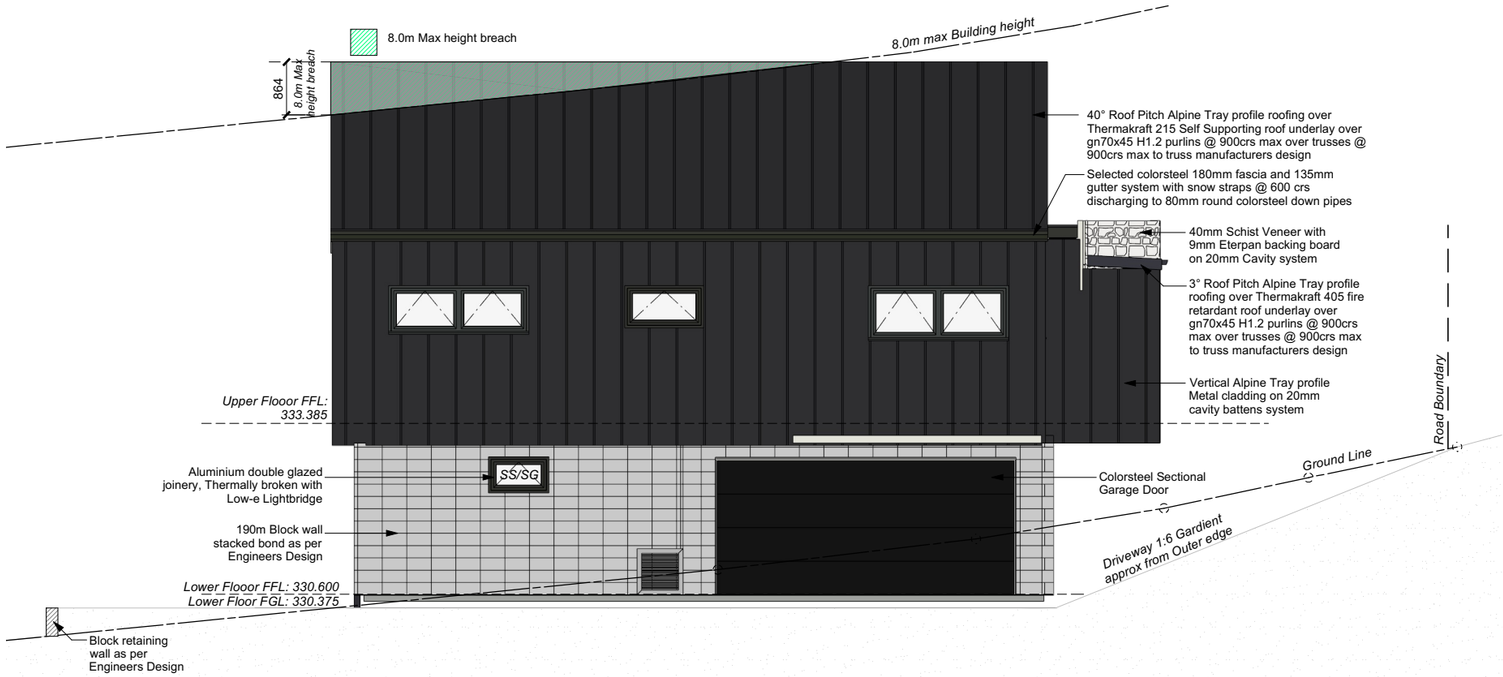
ETERNAL COLOUR SCHEDULE:

- TRAY PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%
- TRAY PROFILE CLADDING - COLORSTEEL FLAXPOD - LRV 7%
- VERTICAL CEDAR CLADDING - DRYDENS DUNE
- SCHIST CLADDING - STACKED WITH BALANCED STONE TO MORTAR
- SECTIONAL GARAGE DOOR- COLORSTEEL FLAXPOD - LRV 7%
- EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL FLAXPOD - LRV 7%
- COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%
- ENTRY DOOR - COLORSTEEL EBONY - LRV 5%
- BOND BLOCK - STACKED WITH DARK GROUT
- BOND BLOCK - BRICKED WITH GREY GROUT

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: 1:100	Revision:	Sheet No.:
Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	**PROPOSED ELEVATIONS**	LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	**6** of 38 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

BUILDING ENVELOPE RISK MATRIX		
ELEVATION SOUTH		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18



PROPOSED SOUTH ELEVATION
1:100

NOTES:

WALL CLADDING
Vertical Alpine Tray Metal cladding on 20mm cavity battens system as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 800crs max

40mm Schist Veneer with 9mm Eterpan backing board on 20mm cavity battens as per manufacturers specifications.
Framing 90x45 H1.2 LVL8 suds @ 600crs max, nogs @ 600crs max

190m Block wall stacked bond as per Engineers Design

190m Block wall stretcher bond as per Engineers Design

ROOFING
Colorsteel 5-Rib profile or similar (fall as noted):
over Thermkraft 215 Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over
Trusses @ 900crs max to truss manufacturers design

WINDOWS AND DOORS
Double glazed Windows Doors Aluminum Joinery System.
Thermally Broken & LowE Lightbridge

Gutter : Coloured Steel Quad Gutter
Fascia : 180mm Metal Fascia
Downpipes : Colorsteel Round 80mm dia
Soffits : Hardiflex 4.5mm

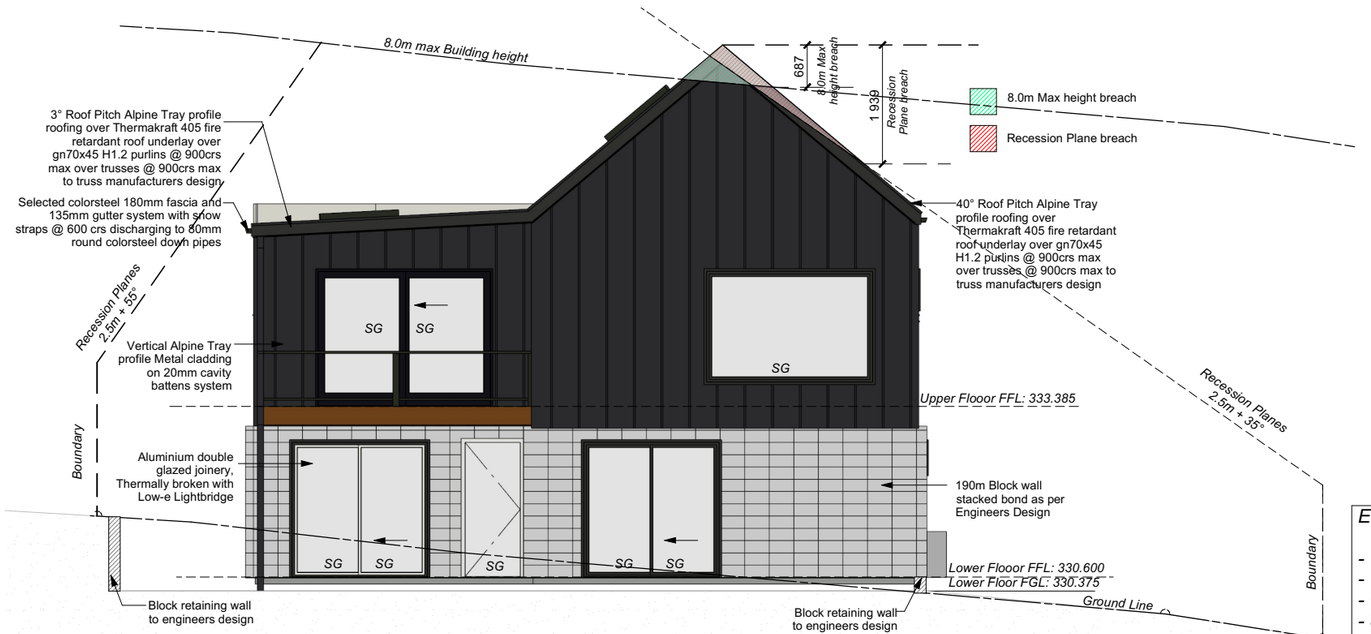
All egress points to have a maximum step down of 190mm.
Access routs to have slip resistance surface in compliance with NZBC D1/AS1 Table 2 and to have a 1:100 fall away from the building

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure. Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap & other materials with which it comes into contract as per table 21 of E2/AS1. Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3 Unless stated otherwise, timber members on drawings are to be a minimum of SG8 strength graded as per NZS3604:2011.

INSULATION
Ceiling: Pink Batts R 5.0 Ceiling Batts
Wall: Pink Batts R 2.8 Wall Batts

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing

BUILDING ENVELOPE RISK MATRIX		
ELEVATION WEST		
RISK CRITERIA	RISK	SCORE
Wind Zone	High	1
Number of Stories	High	2
Roof Wall Junction	High	3
Eaves Width	Very High	5
Building Envelope	High	3
Decks & Balconies	High	4
Total		18



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COLORSTEEL FLAXPOD

Ebony



COLORSTEEL EBONY



STACKED STONE

PROPOSED WEST ELEVATION
1:100

ETERNAL COLOUR SCHEDULE:

- *TRAY PROFILE ROOFING -COLORSTEEL FLAXPOD - LRV 7%*
- *TRAY PROFILE CLADDING - COLORSTEEL FLAXPOD - LRV 7%*
- *VERTICAL CEDAR CLADDING - DRYDENS DUNE*
- *SCHIST CLADDING - STACKED WITH BALANCED STONE TO MORTAR*
- *SECTIONAL GARAGE DOOR- COLORSTEEL FLAXPOD - LRV 7%*
- *EXTERNAL ALUNIMIUN JOINERY - COLORSTEEL FLAXPOD - LRV 7%*
- *COLORSTEEL GUTTER, FASCIA, DOWNPIPES - COLORSTEEL FLAXPOD - LRV 7%*
- *ENTRY DOOR - COLORSTEEL EBONY - LRV 5%*
- *BOND BLOCK - STACKED WITH DARK GROUT*
- *BOND BLOCK - BRICKED WITH GREY GROUT*

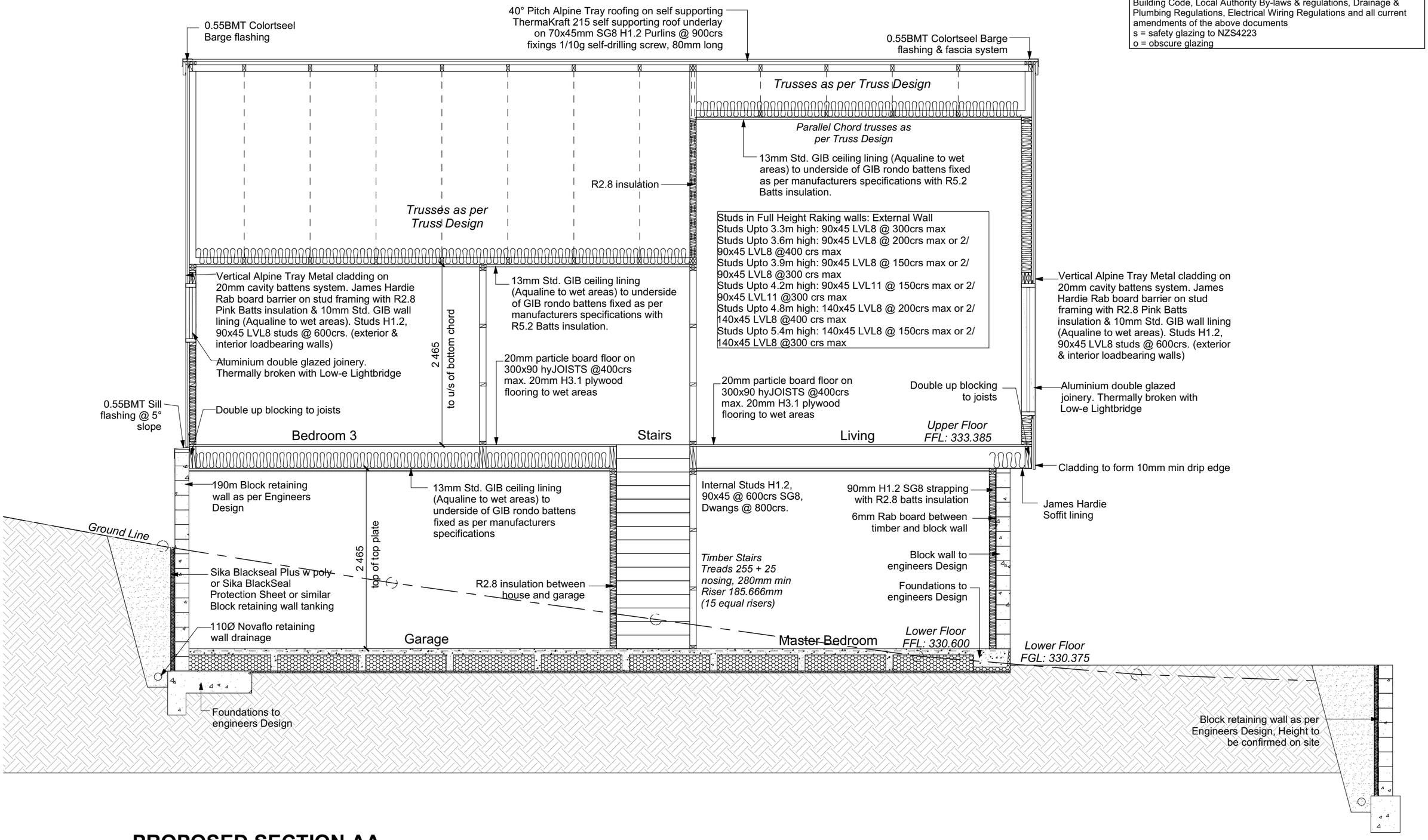
Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3: 1:100	Revision:	Sheet No.:
Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	**PROPOSED ELEVATIONS**	LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	**7** of 38 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
-hand-driven nails to unbraced internal walls – 1 x 100 x 3.75 mm nail at 600 mm maximum centres
-power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
-power-driven nails to unbraced internal walls – 1 x 90 x 3.15 mm nail at 600 mm maximum centres.

NOTE:
Dwangs for Tray Cladding @ 80crs
Dwangs for Schist Cladding @ 800crs

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
All work to comply with the Relevant Sections of the New Zealand Building Code, Local Authority By-laws & regulations, Drainage & Plumbing Regulations, Electrical Wiring Regulations and all current amendments of the above documents
s = safety glazing to NZS4223
o = obscure glazing



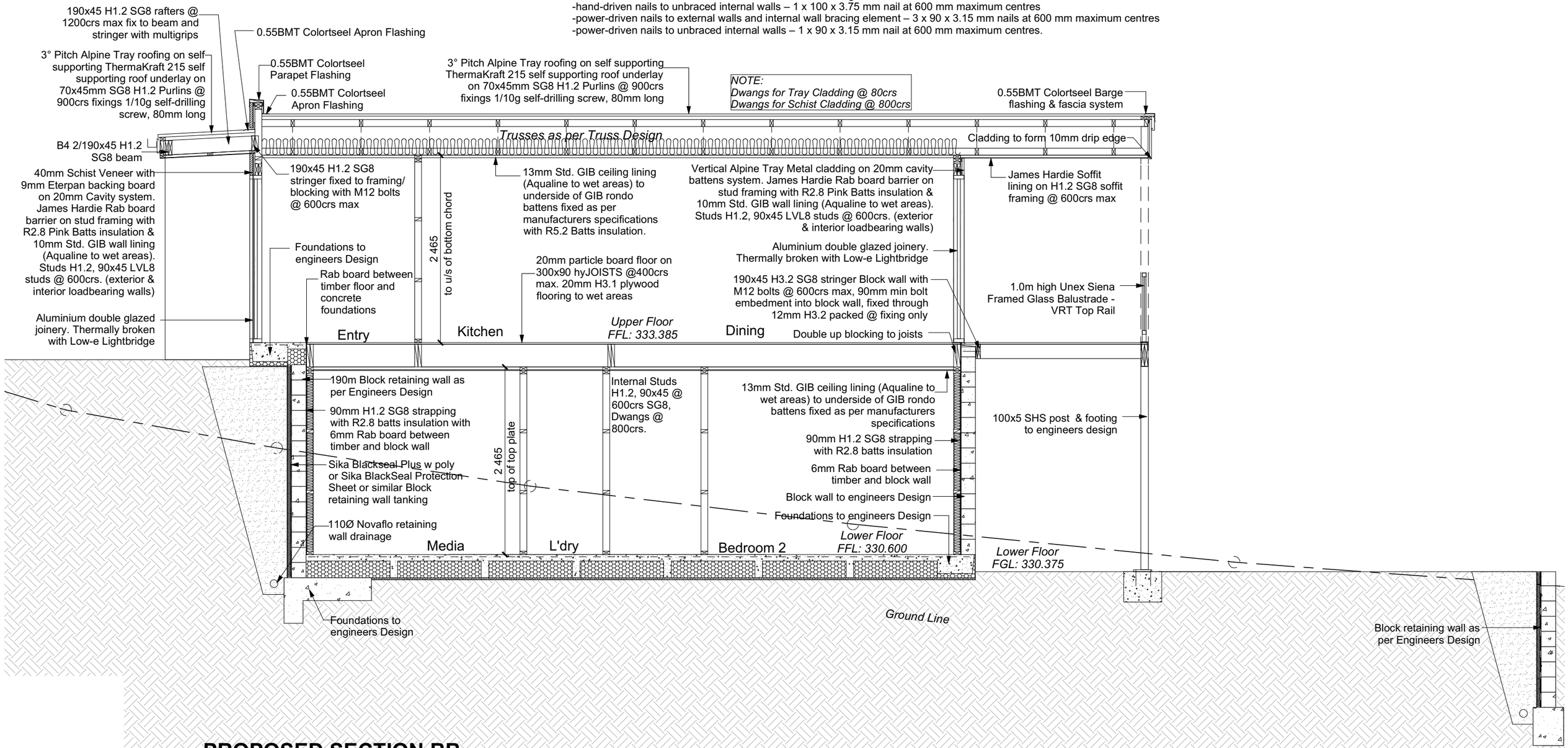
PROPOSED SECTION AA
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Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **8** of 38 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
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Upper Floor Bottom Plate Fixings:
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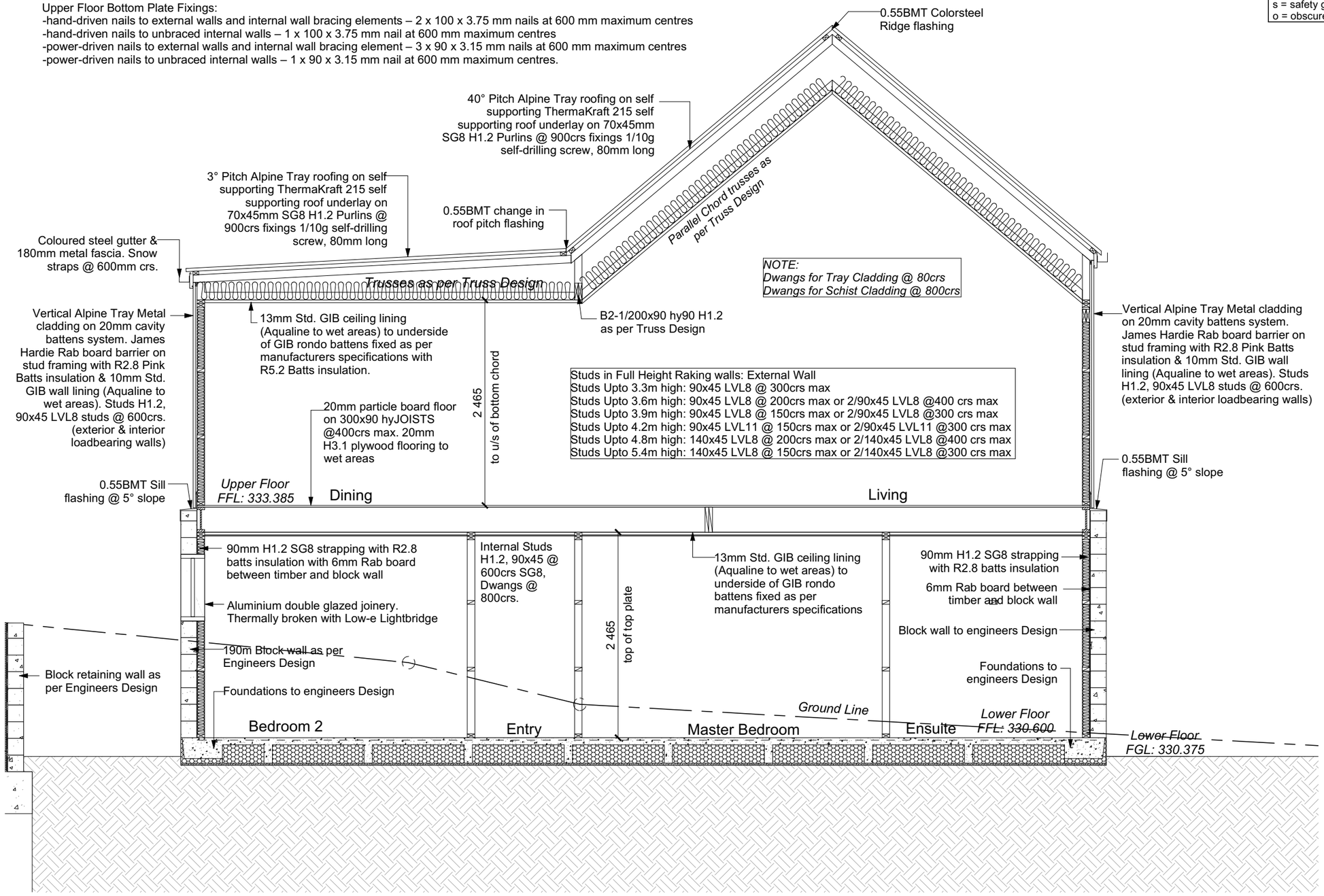
PROPOSED SECTION BB
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Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **9** of 38 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

GENERAL NOTES:
All dimensions are to be checked and confirmed on site before commencing work
Unless noted otherwise all timbers H1 .2 SGB to NZS3604:2011 and NZS3602:2003.
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s = safety glazing to NZS4223
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Note:
Upper Floor Bottom Plate Fixings:
-hand-driven nails to external walls and internal wall bracing elements – 2 x 100 x 3.75 mm nails at 600 mm maximum centres
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-power-driven nails to external walls and internal wall bracing element – 3 x 90 x 3.15 mm nails at 600 mm maximum centres
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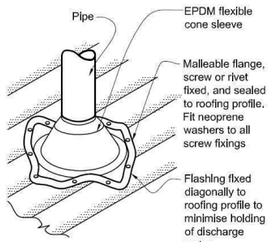


PROPOSED SECTION CC
1:50

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED CROSS SECTIONS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:50 Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **10** of 38 sheets

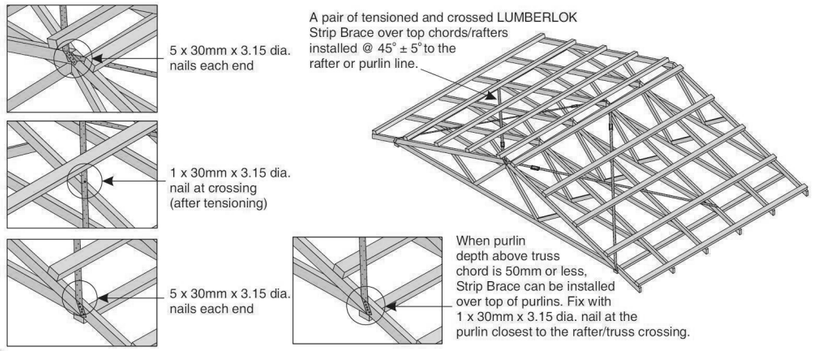
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

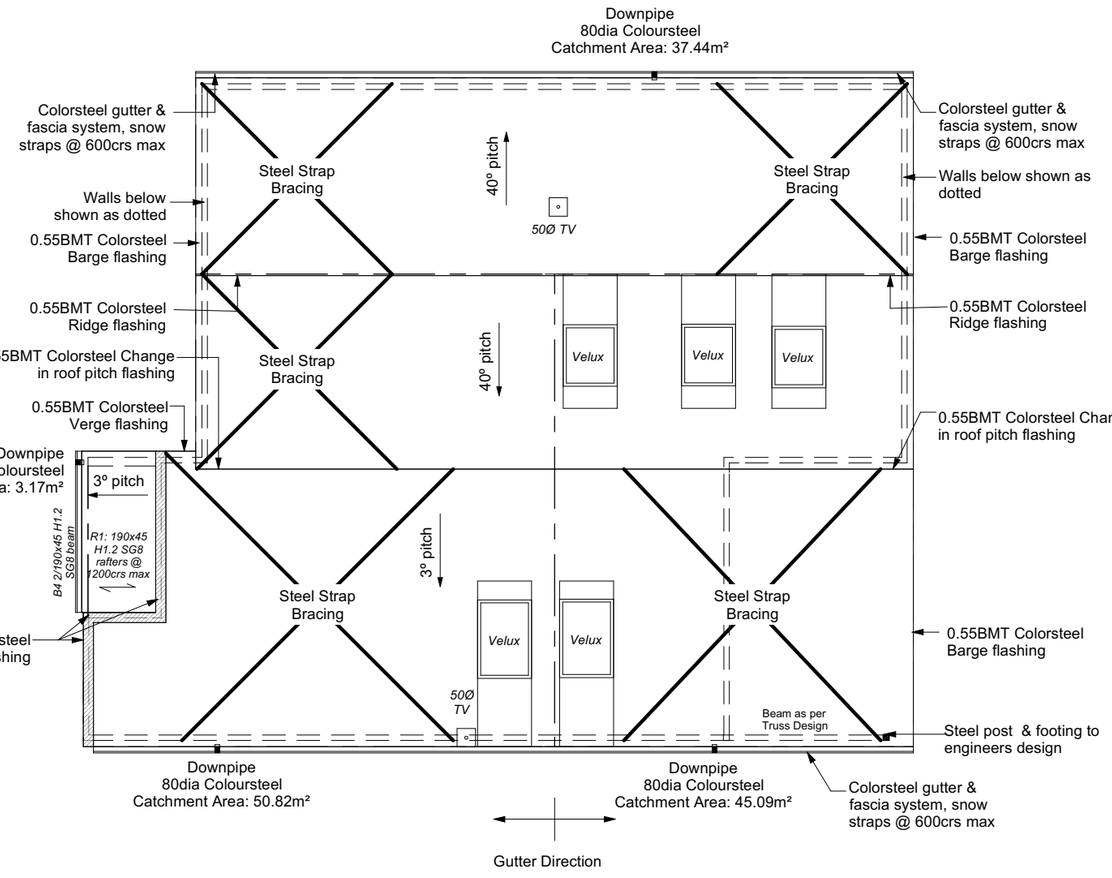
Figure 53: **Flashing for small pipes**
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6



NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

- A pair of tensioned and crossed LUMBERLOK Strip Brace running continuously from ridge to top plate installed as detailed below.





PROPOSED ROOF PLAN
1:100

NOTES:

ROOFING
Colorsteel Alpine Tray profile or similar (fall as noted):
Colorsteel Alpine Tray profile or similar roofing
over Thermkraft 215 Self Supporting Roofing
Underlay over 70x45 H1.2 purlins @ 900crs max over
Trusses @ 900crs max to truss manufacturers design

Purlins : 70x45 SG8 H1.2 @ 900crs, fixings, 1/10g self-drilling screw,
80mm long. End span of purlins to be 600crs as per E2 Table 11.

Vapour barrier is to comply with E2/AS1 & NZS 3604:2011.
Flashing materials must be selected based on environmental exposure.
Refer to NZS 3604:2011 & table 20 of E2/AS1.
Flashing tape must have proven compatibility with the selected wrap
& other materials with which it comes into contract as per table 21 of E2/AS1.
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
Unless stated otherwise, timber members on drawings are to be a
minimum of SG8 strength graded as per NZS3604:2011.

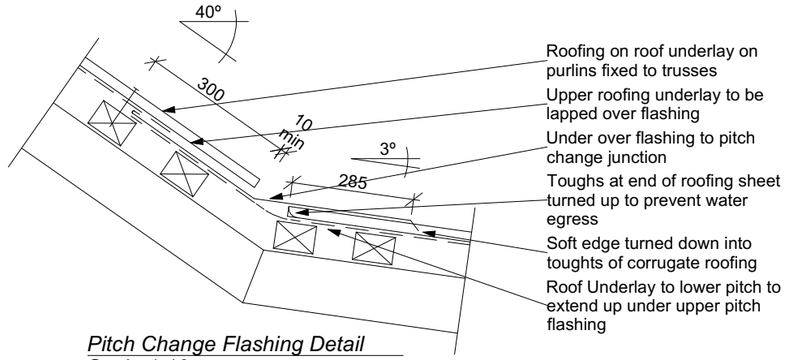
Gutter: Coloured Steel Quad Gutter
Fascia: 180mm Metal Fascia
Downpipes: Colorsteel Round 80mmdia
Soffits: Hardiflex 4.5mm
Snow straps @ 600mm crs.
Underlay: Thermakraft 215 Self Supporting roof underlay

Roof Bracing: Diagonally opposed pair 25x1mm galv straps with 8Kn
tension capacity. After tensioning strap, fix to each rafter
with 2/ 60x3.15mm nails. Fold down strap and fix with 3/ 60x3.15mm
nails each into the top chord and into the top plate.

Downpipes: Round 80mmdia Colorsteel
As per NZBC E1/AS1 Table 5 80dia downpipes can collect up to 80m² of
0-25º roof plan area.

Use Coloured steel Quad Gutter As per NZ Metal Roof and Wall Cladding
Code of Practice Version 2 section 8 the above gutter with a cross
sectional area of 5550mm² can collect up to 80m² of 0-25º roof plan area.
Refer to the specifications for exact calculations.

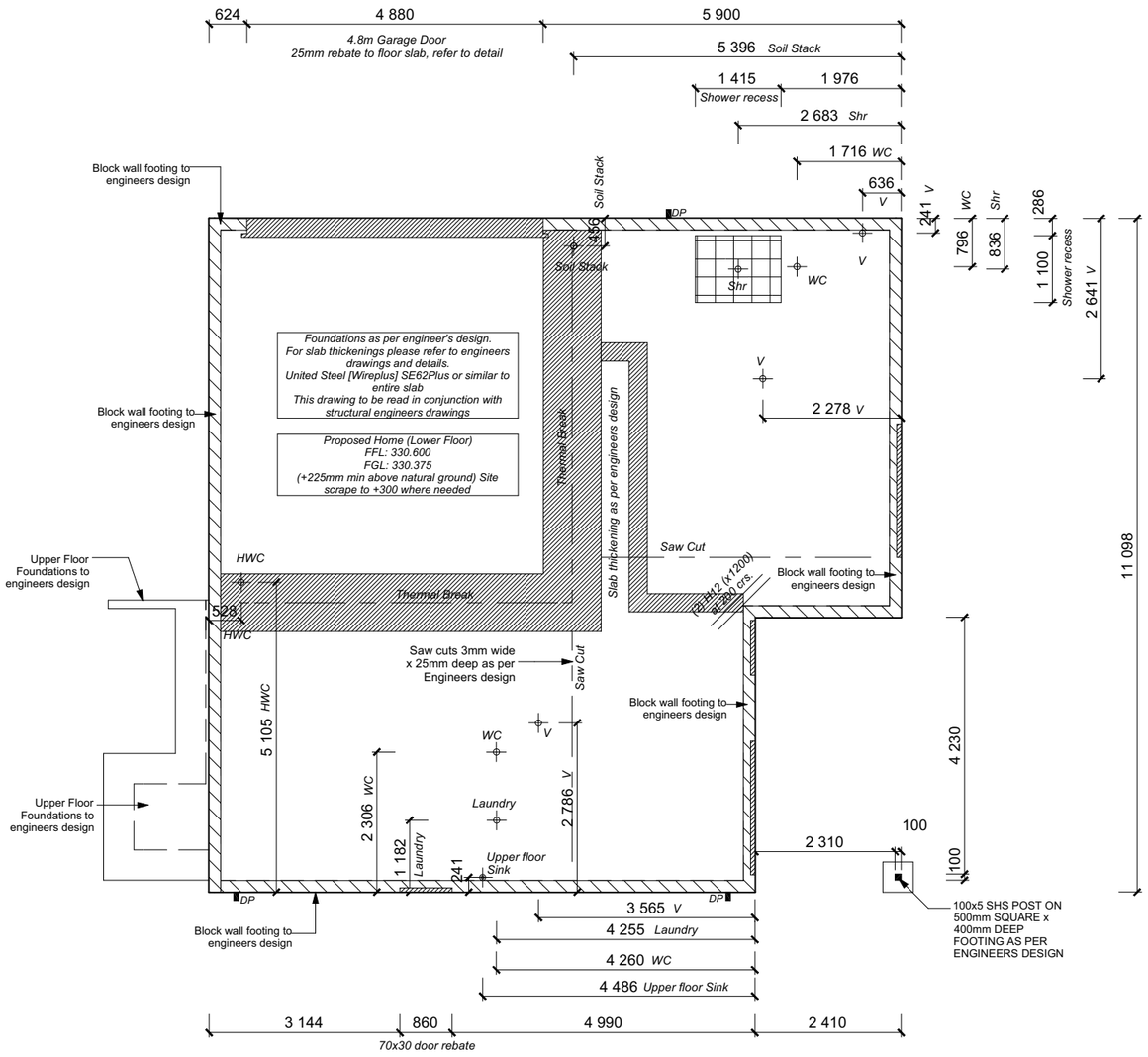
Use Lumberlock top plate fixing chart attached to the main specifications to
determine top plate fixings.



Pitch Change Flashing Detail
Scale 1:10

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED ROOF PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **11** **of 38 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



PROPOSED FOUNDATION PLAN
1:100

FOUNDATION PLAN NOTES

All dimensions over foundation face.
No construction joints / shrinkage control joints under marked tile areas where possible.
The maximum plan dimension of concrete between shrinkage control joints is 6m with mesh to slab.
No saw cuts under length of load bearing and bracing walls. (As fixing may not achieve full strength if embedded in sawcuts).
Flexible silicone bondage sealer to fill the saw cuts through vinyl floor areas.
Supplementary reinforcing to internal corners to comply with NZS 3604:2011 clause 7.5.8.6.4.
W/C location indicated on plan has assumed a 170mm offset from internal frame line, please consult manufacturer's documentation to confirm offset.
Contractor to consult manufacturer's documentation to determine the correct location for all wastes positioned through floor slabs.
Earth bar to be bonded to the reinforcing mesh
Refer to Truss design for exact location of slab thickenings

All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

These foundations are design to the findings and recommendations in the site specific Geotech report.

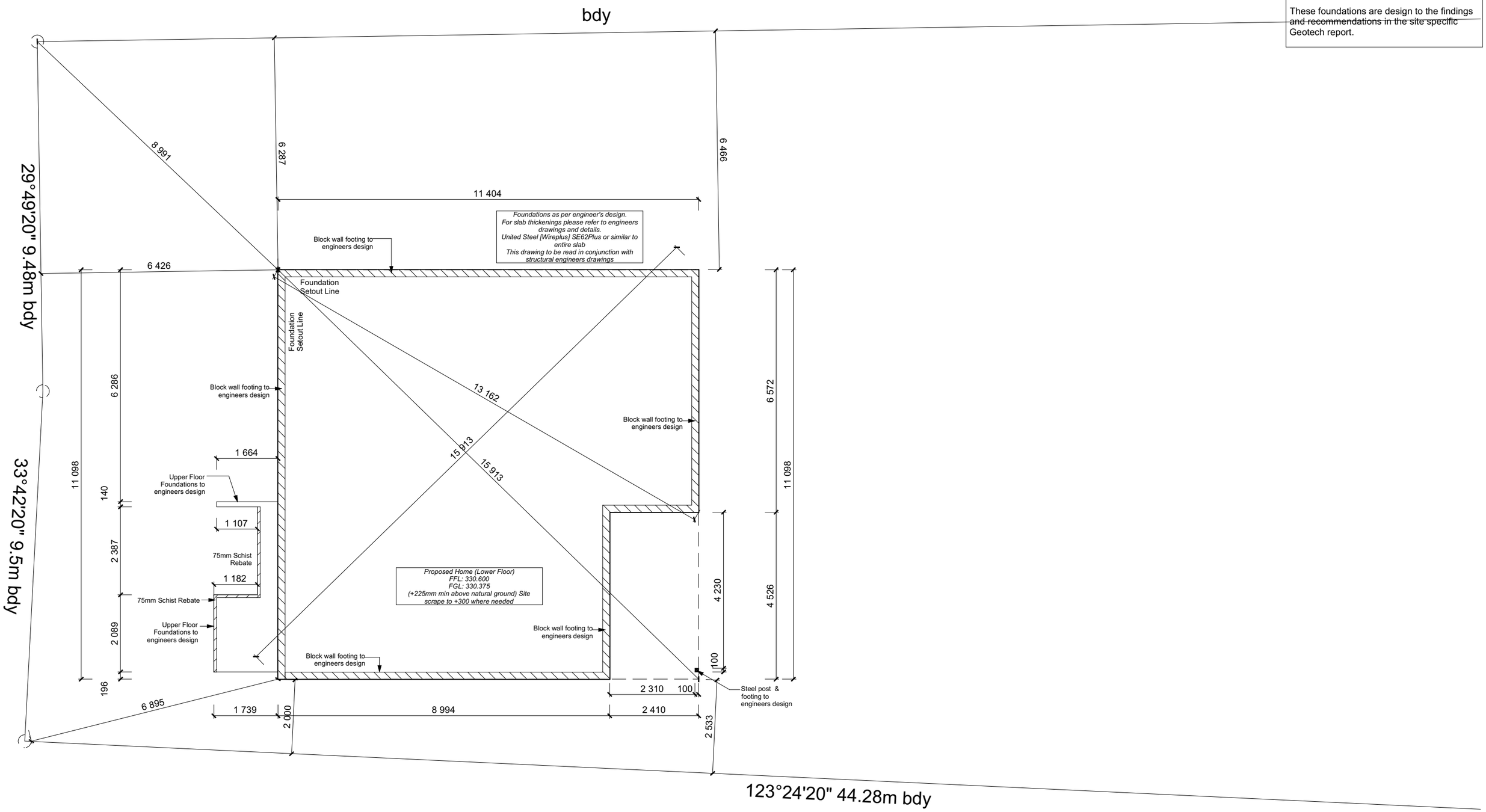
Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED FOUNDATION PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **12** **of 38 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

SET OUT PLAN NOTES

All dimensions over foundation face.
All reinforcing is to be Ductility Class E, in accordance with NZS 4671.
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2.

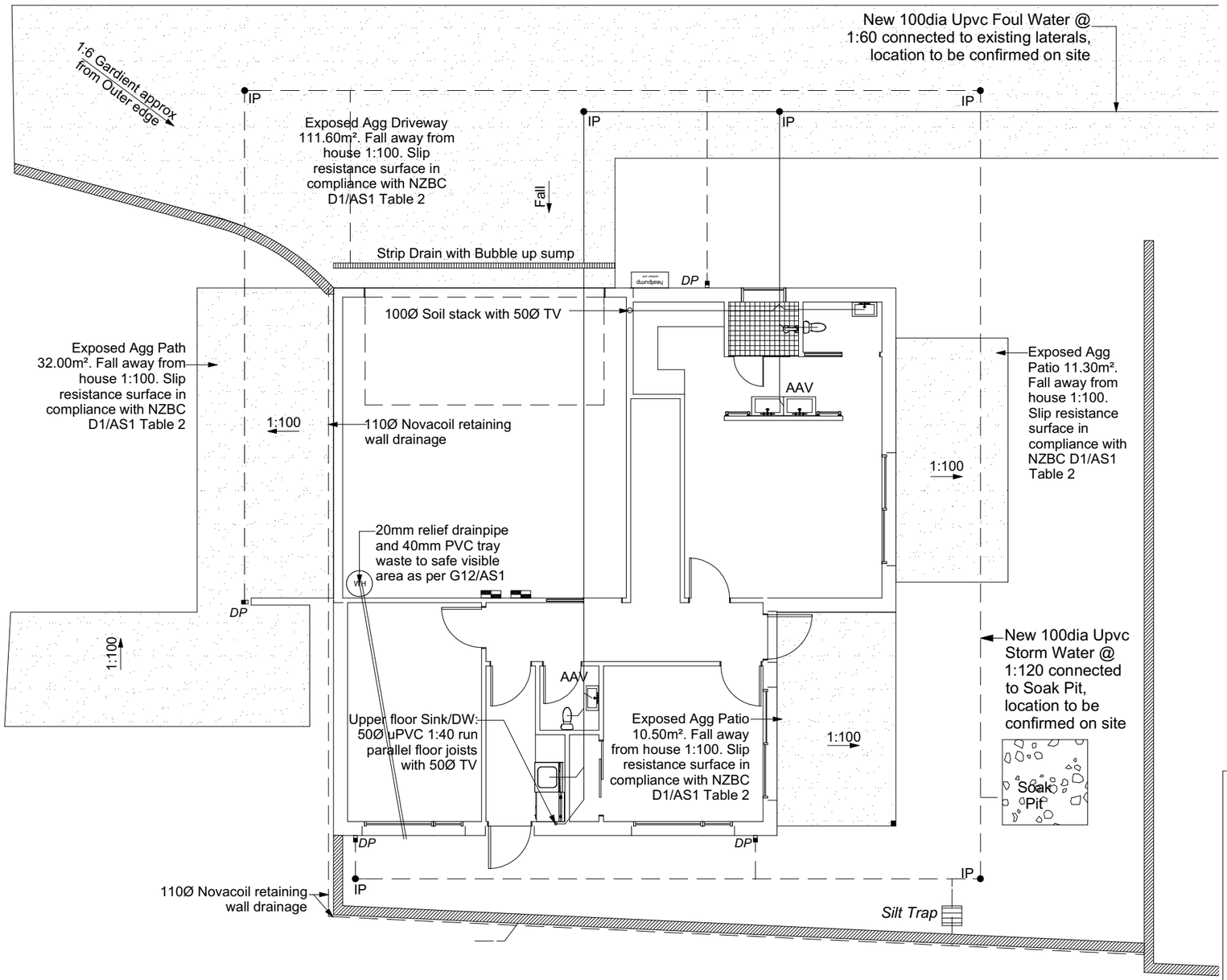
These foundations are design to the findings and recommendations in the site specific Geotech report.



PROPOSED FOUNDATION SETOUT PLAN
1:105

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED FOUNDATION SETOUT PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:105** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **13** **of 38 sheets**

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DRAINAGE LEGEND

---------	Stormwater DN100mm uPVC
————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

Plumbing Schedule	NZBC G13/AS3 & AS3500	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage Schedule	NZBC G13/AS3 & AS3500	
Main Foulwater		
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

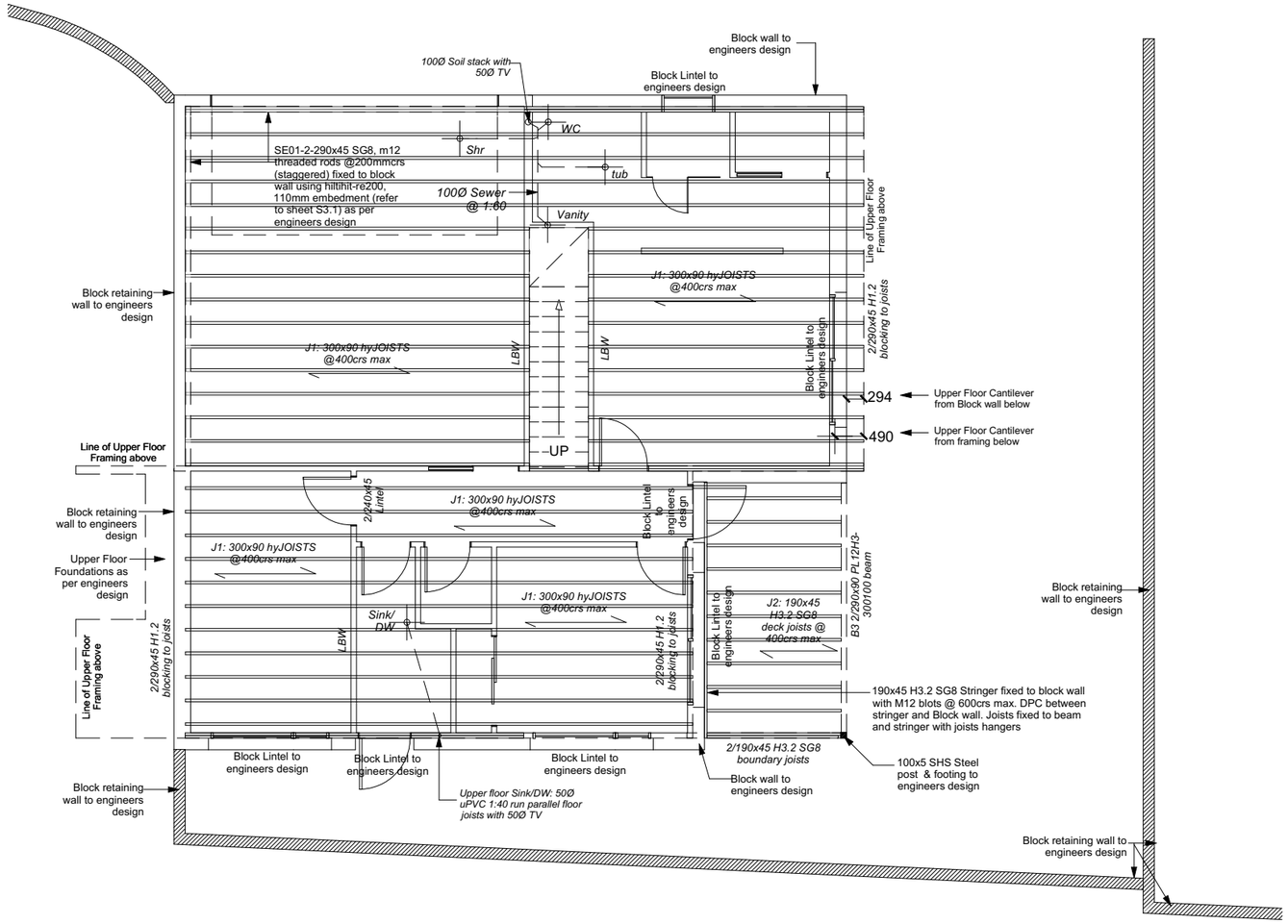
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS3 5.8.1)

PROPOSED DRAINAGE PLAN
1:100

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED DRAINAGE PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: 1:100 Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **14** of 38 sheets

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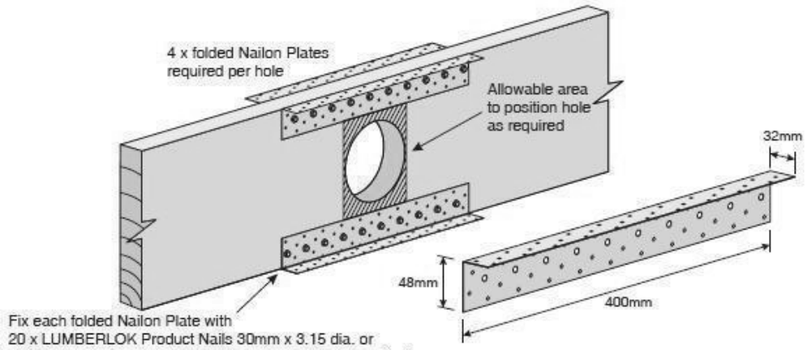
PROPOSED FLOOR FRAMING PLAN
1:100

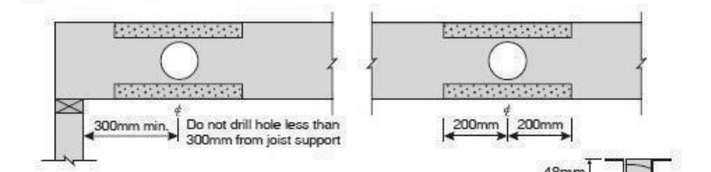
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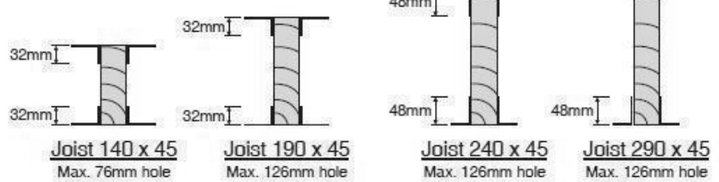
LUMBERLOK®
FLOOR JOIST STIFFENER

- Suitable for running pipes/ducting through joists
- Maintains timber joist strength and stiffness
- Allows flexibility of hole location within specific areas
- Able to be retro fitted after pipes/ducting are installed
- One stock item for all floor joist sizes

NOT TO BE USED IN EXTERIOR SITUATIONS





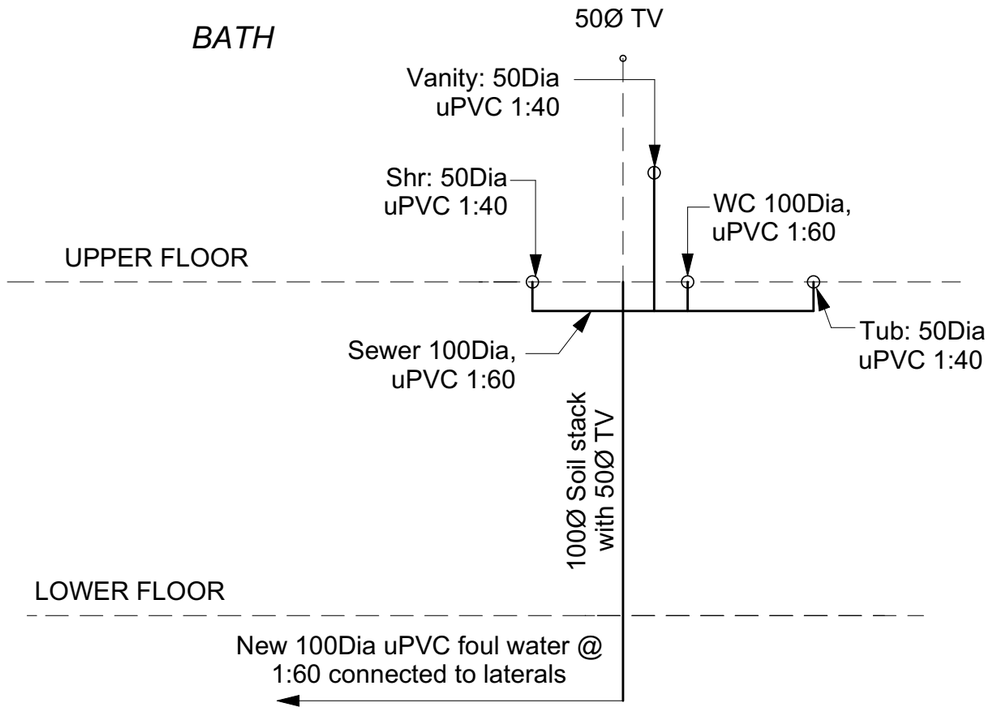


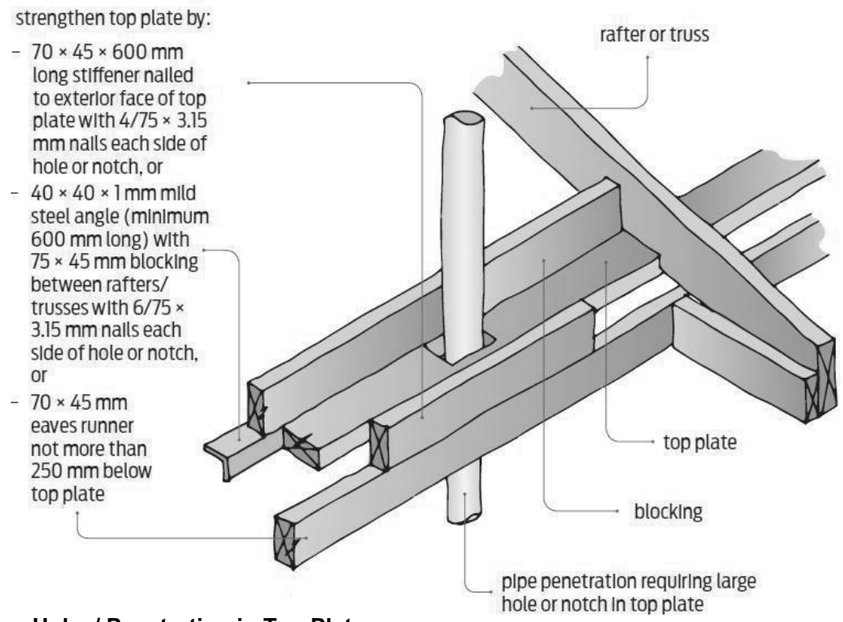
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Material: 1.55mm G300 Z275 Galvanised Steel
Packed: 8 x Folded Nailon Plate per Carton

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED FLOOR FRAMING PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: 1:100** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **15** **of 38 sheets**

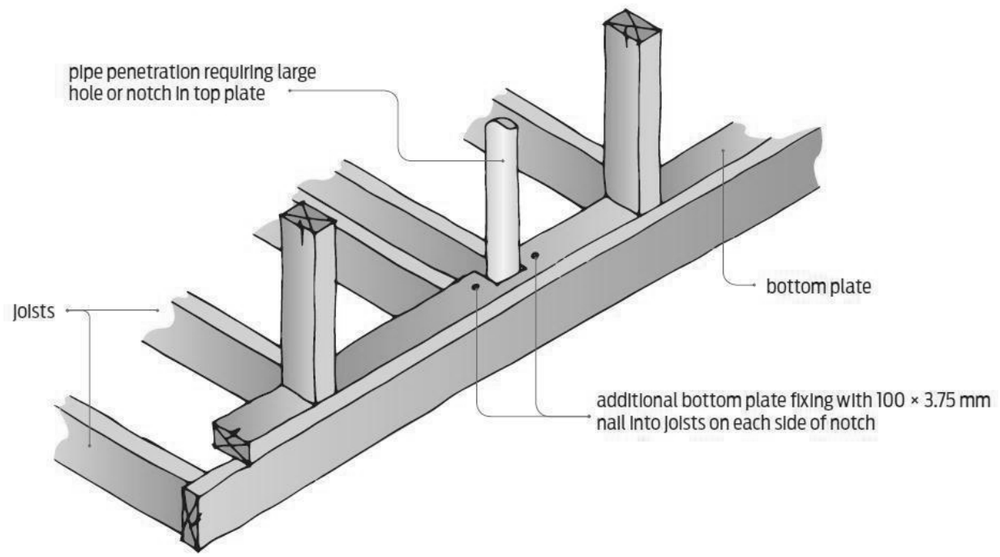
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Note:
Penetration through floor joists to be stiffened with Lumberlock floor joists stiffeners.





Holes/ Penetration in Top Plates



Holes/ Penetration in Bottom Plates

PROPOSED PLUMBING SCHEMATIC
NTS

Plumbing Schedule	NZBC G13/AS3 & AS3500	
Kitchen		
Sink:	Ø50mm @1:40	(3 discharge units)
Bathrooms		
Vanity:	Ø40mm @ 1:40	(1 discharge units per basin)
Shower:	Ø40mm @1:40	(2 discharge units)
Bath:	Ø40mm @1:40	(4 discharge units)
WC:	Ø100mm @1:40	(4 discharge units)
Laundry Sink:	Ø40mm @1:30	(5 discharge units)
Drainage Schedule	NZBC G13/AS3 & AS3500	
Main Foulwater		
Vented Drain	Ø100mm @1:60	
Stormwater Drain	Ø100mm @1:60 (1:120max)	
Terminal Vent	Ø80mm	
Heatpump	Drain over DP	
ORG	Overflow Relief Gully	

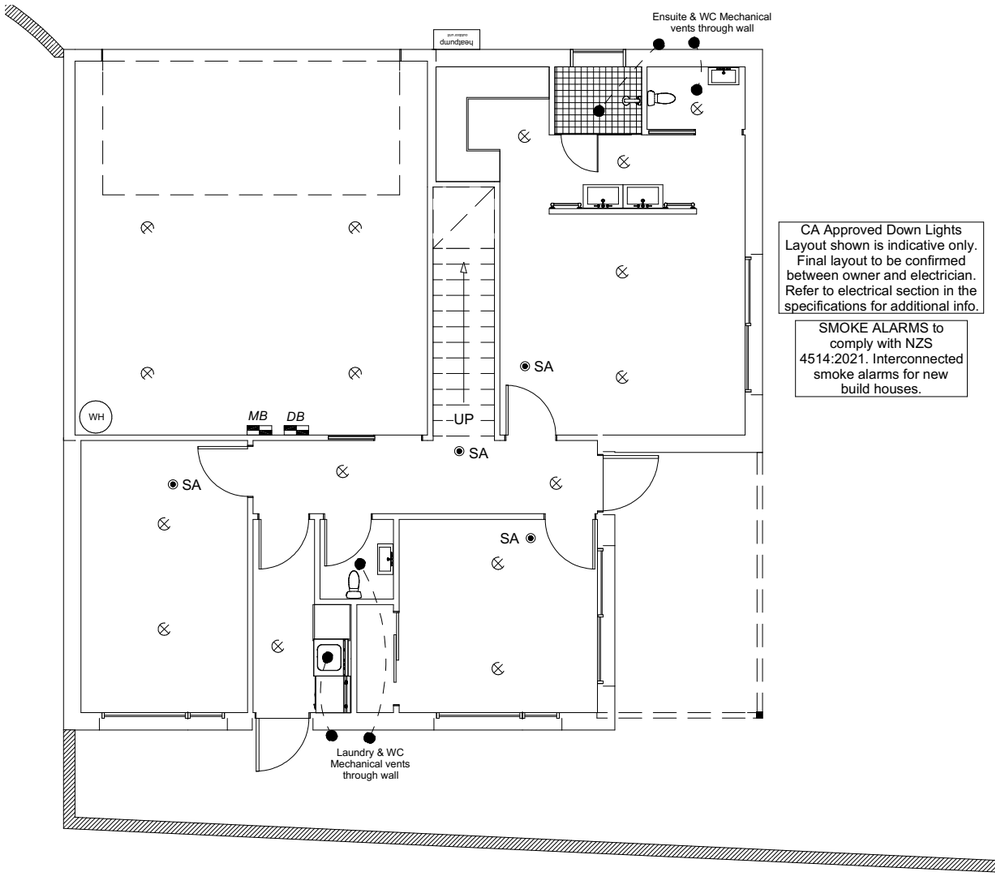
Notes:
ORG to be positioned so the top of gully dish is no less than 150mm below overflow level of lowest fixture
Sewer and Stormwater to connect to existing connections.
All plumbing and drainage to comply with NZBC G13/AS3 & AS3500.
All drains passing through concrete, provide sleeve or wrap in durable and flexible to allow for expansion and contraction. (as per G13/AS3 5.8.1)

DRAINAGE LEGEND

- - - - - - - - -	Stormwater DN100mm uPVC
———————	Sewer Drain DN100mm uPVC
DP	Downpipe
GT	Gully Trap
ORG	Overflow Relief Gully
TV	Terminal Vent
AAV	Air Admittance Valve
IP	Inspection Point

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

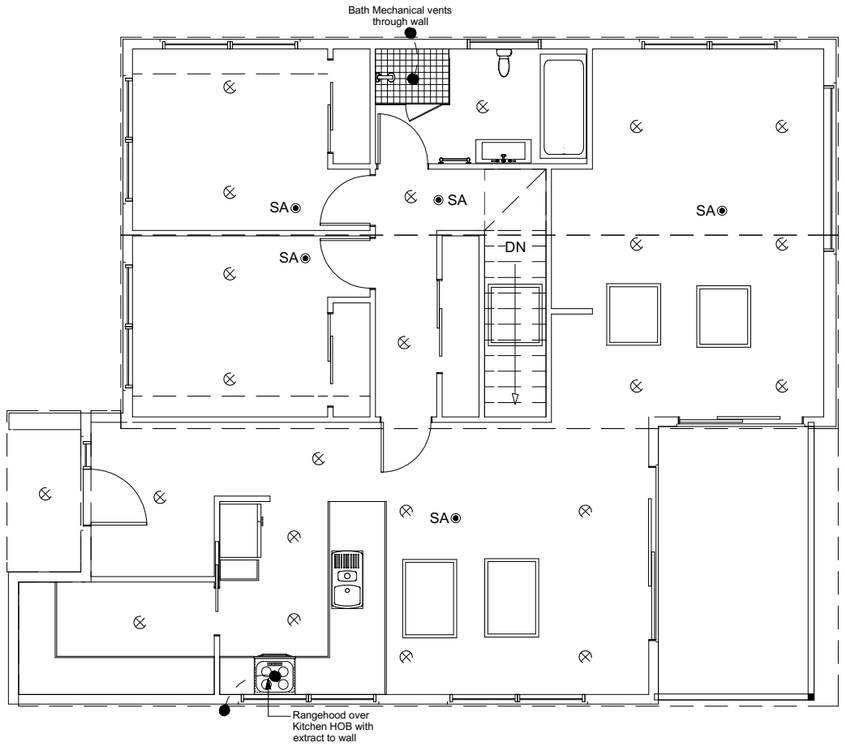
Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED PLUMBING SCHEMATIC**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: NTS Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **16** of 38 sheets



CA Approved Down Lights Layout shown is indicative only. Final layout to be confirmed between owner and electrician. Refer to electrical section in the specifications for additional info.

SMOKE ALARMS to comply with NZS 4514:2021. Interconnected smoke alarms for new build houses.

PROPOSED LOWER FLOOR ELECTRICAL PLAN
1:100



PROPOSED UPPER FLOOR ELECTRICAL PLAN
1:100

LEGEND	
Refer to Electrical Section in Specification for further details	
Ceiling Pan	◯
CA Approved Down Light	⊗
Exterior Bulkhead Light	⊜
Exterior Wall Light	◉
Fluorescent Double	⊢⊣
Light Switch	◟
Two Way Light Switch	◜
Single Power Socket	◡
Double Power Socket	◡◡
Outside Waterproof Plug	◵
Telephone/Data Outlet	▼
TV Jack	TV
Sky Connection	SKY
Bathroom Heater	▬
Bathroom Extractor/Light	■
Electrical Plan in indicative only and is to be confirmed onsite with electrician and client	

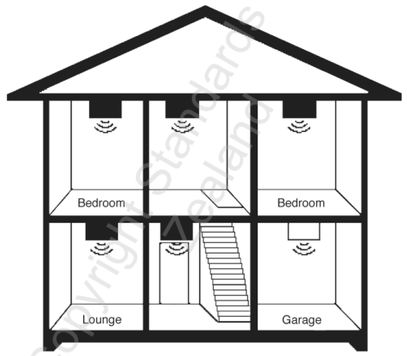
NZS 4514:2021

Example B3 Multi-level house

In a multi-level house (see Figure B3), a smoke alarm is required to be fitted on each level. Most houses of this type have only one escape path from the upper level, through the lower level.

Sleeping occupants on the upper level need to be quickly alerted to an alarm originating from elsewhere in the house as the escape path may rapidly become untenable. To ensure all occupants are alerted, all smoke alarms are required to be interconnected.

A smoke alarm has been positioned in each bedroom and in the primary escape path for each level (gallery and lounge/dining). A smoke alarm is also required in the family room where an undetected fire could grow significantly and compromise the only escape from the upper level through the lounge/dining area.



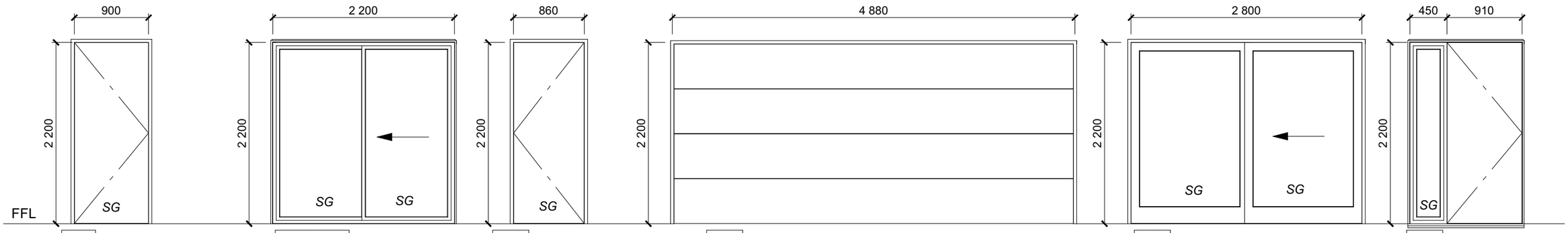
= Required

= Optional heat alarm

Copyright Standards New Zealand

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED ELECTRICAL PLAN**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **17** **of 38 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



D01

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D02 & 05

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D03

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D04

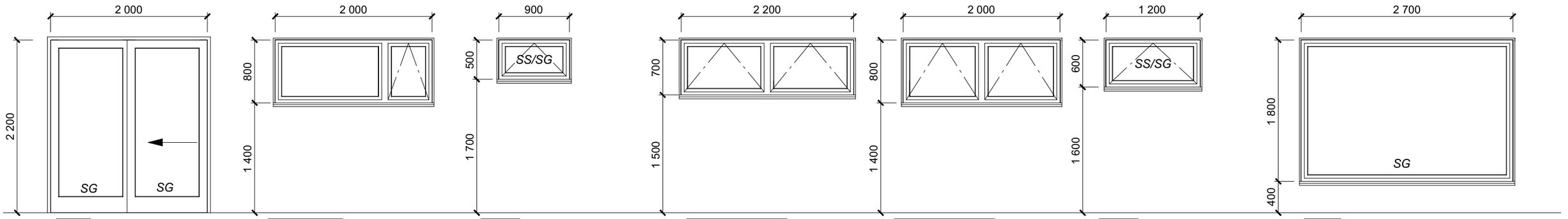
Colorsteel Sectional Garage Door
2 x remote controls
Standard Range Automatic opener

D06

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

D07

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge



D08

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

W01 & 02

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W03

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

W04, 05 & 10

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W06, 07 & 08

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Thermally broken with low-e Lightbridge

W09

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing, Safety Sash
Thermally broken with low-e Lightbridge

W11

35mm Aluminium suite double glazed
25mm fin painted pine reveal to head, jamb and sill.
Glazing to NZS4223
Safety Glazing
Thermally broken with low-e Lightbridge

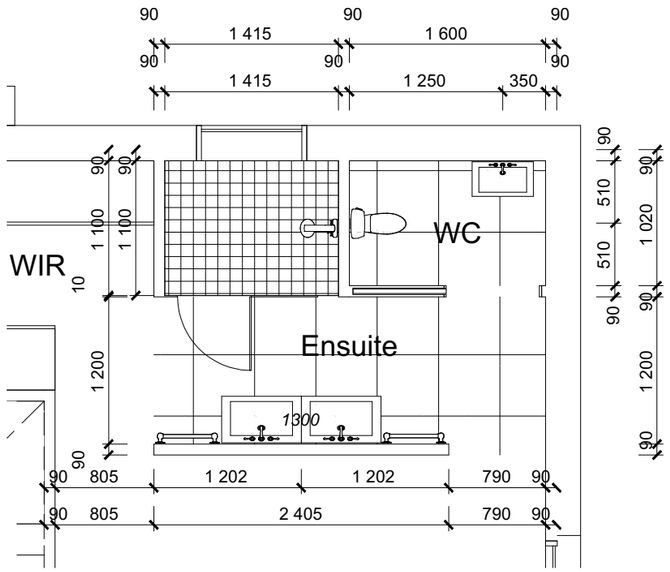
EXTERIOR DOOR & WINDOW SCHEDULE

1:50

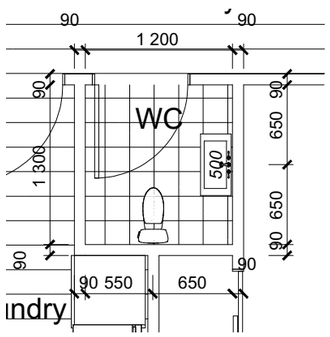
GENERAL NOTES:
All dimensions are nominal and are to be checked on site before commencing work
All dimensions are over reveals
All window and door glazing is to comply with the requirements of NZS 4223
SG = Safety Glazing to NZS 4223
O= Obscure Safety Glazing
Thermally Broken & LowE Lightbridge
All reveals are 18mm fin H3.2 Painted Pinus Radiata Clears
All windows & doors elevated from the outside

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED WINDOW & DOOR SCHEDULE**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **18** **of 38 sheets**

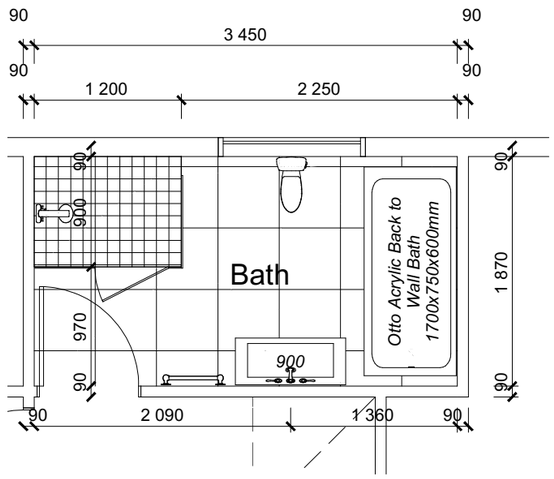
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



MASTER BEDROOM ENSUITE LOWER FLOOR
1:50



WC LOWER FLOOR
1:50



BATH UPPER FLOOR
1:50

Bathroom Specifications	
Lot	*493 Peninsula Road*
Hardware Colour	*Black*
Vanity Colour	*Black Forest*
Main Bathroom	
Vanity	*VCBC Soft Solid 900*
Vanity Mixer	*Milani Basin Mixer Extended*
Basin	*Moon Kordura (Matte) (MOO415)*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Greens Twin Rail*
Bath	*Otto Acrylic Back to Wall Bath 1700x750x600mm*
Bath Mixer	*Elysian Minimal Mixer & Spout Set*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*Heirloom Genesis slimline heated towel rail, 825mm x 450mm*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Master Ensuite	
Vanity	*VCBC Soft Solid 1300 Wall-Hung Vanity, Double Basin*
Vanity Mixer	*Milani Basin Mixer Extended*
Basin	*Moon Kordura (Matte) (MOO415)*
Shower Mixer	*Elysian Minimal Mixer*
Shower Rail	*Greens Twin Rail*
Toilet	*Elementi Uno CC*
Heated Towel Rail	*LeVivi 7 Bar 825mm Slim Round Towel Warmer*
Toilet Roll Holder	*Magra Toilet Roll Holder*
W/C	
Vanity	*VCBC Soft Mini 500 Wall-Hung Vanity 1 Door*
Vanity Mixer	*Milani Standard Basin Mixer*
Toilet	*Elementi Uno CC*
Toilet Roll Holder	*Magra Toilet Roll Holder*
Kitchen Mixers	
Main Kitchen	*Elysian Commercial Pull-Out Kitchen Mixer - Brushed Brass (11598)*
Laundry	*Elysian Commercial Pull-Out Kitchen Mixer - Brushed Brass (11598)*

PROPOSED BATHROOM LAYOUTS
1:50

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **PROPOSED BATHROOM LAYOUTS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **19** **of 38 sheets**

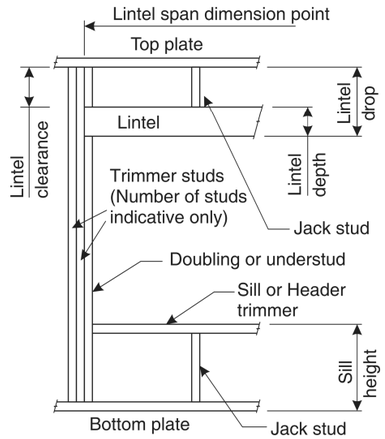
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof			Heavy Roof		
	Wind Zone			Wind Zone		
	L, M, H	VH	EH	L, M, H	VH	EH
8.6 m^2	G	G	H	G	G	H
11.6 m^2	G	H	H	G	G	H
12.1 m^2	G	H	H	G	H	H
15.3 m^2	H	H	-	G	H	H
19.1 m^2	H	-	-	G	H	-
20.9 m^2	H	-	-	H	H	-
21.8 m^2	H	-	-	H	-	-
34.3 m^2	-	-	-	H	-	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design

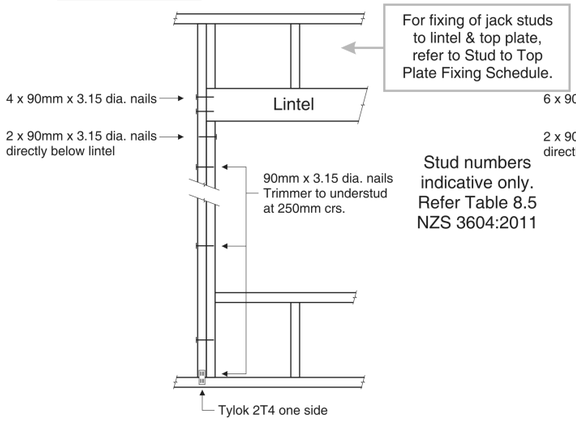
SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	F	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	F	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	F	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	E	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	F	G	H	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	F	G	H	H
	6.0	F	G	H	H	-	E	F	G	H	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	F	G	H	H
	5.0	F	G	H	H	-	E	F	G	H	H
	6.0	F	G	H	-	-	E	F	G	H	-
3.6	2.0	F	F	G	G	H	E	E	F	G	G
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	6.0	G	H	H	-	-	E	F	H	-	-
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	6.0	G	H	-	-	-	E	F	H	-	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
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	3.4	F	G	H	H	-	E	F	G	H	-
	4.0	F	G	H	-	-	E	F	G	H	-
	5.0	G	H	-	-	-	E	F	H	-	-
	6.0	G	H	-	-	-	E	F	H	-	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	F	G	H	H
	3.2	F	G	H	H	-	F	F	G	H	-
	4.0	F	G	H	-	-	E	F	H	H	-
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	6.0	G	H	-	-	-	E	F	H	-	-

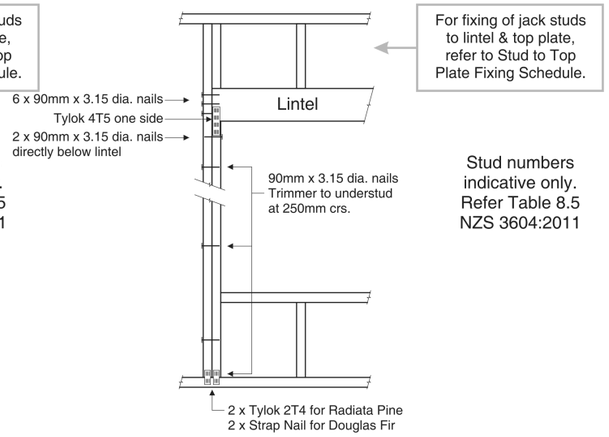
LINTEL FIXING OPTIONS

LUMBERLOK

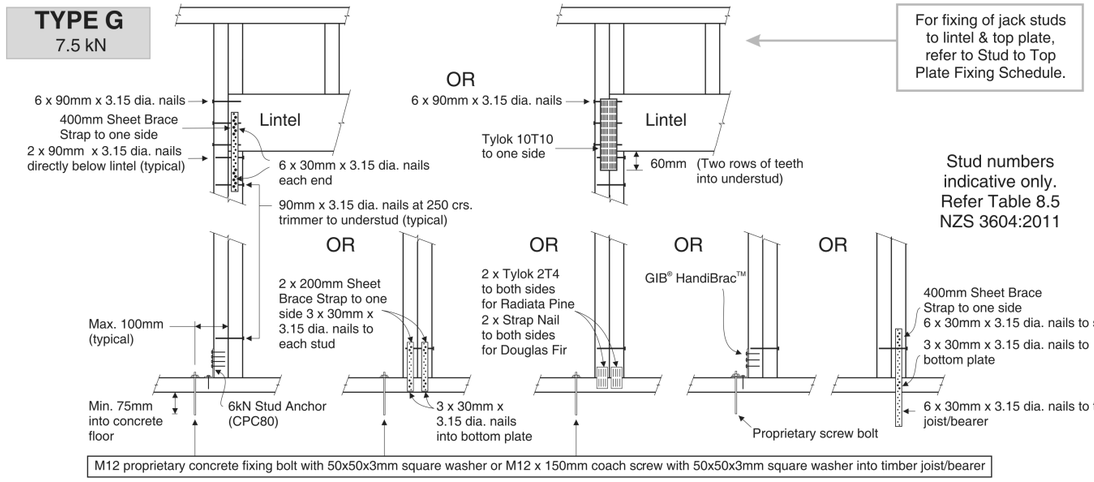
TYPE E
1.4 kN



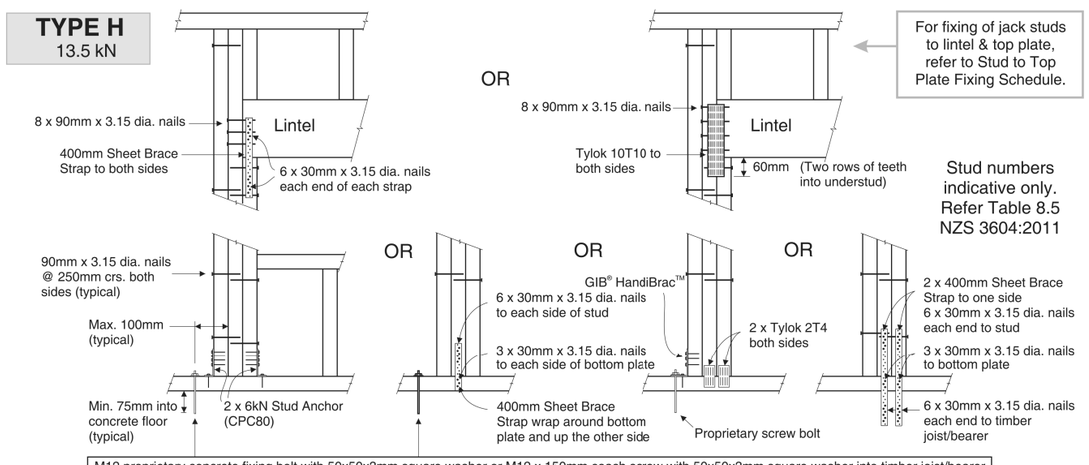
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **20** **of 38 sheets**

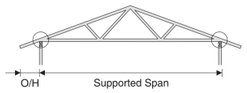
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

STUD TO TOP PLATE FIXING SCHEDULE
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

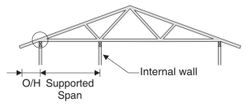
NOTE:

- ★ All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kP
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- ★ All fixings assume top plate thickness of 45mm maximum.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

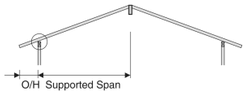
LOADED DIMENSION DEFINITION



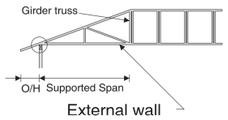
External wall
Standard truss



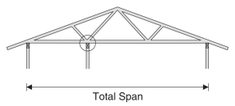
External wall
Internally supported truss



External wall
Rafter roof



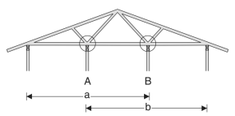
External wall
Jack truss



Internal wall
Internally supported truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION =
$\frac{\text{SUPPORTED SPAN}}{2}$ + O/H

INTERNAL WALL
LOADED DIMENSION =
$\frac{\text{TOTAL SPAN}}{2}$



Multiple internal walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = $\frac{a}{2}$
WALL B = $\frac{b}{2}$

FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

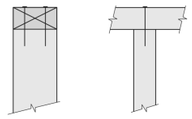
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone					Heavy Roof Wind Zone				
300mm	400mm	600mm	L	M	H	VH	EH	L	M	H	VH	EH
3.0	2.3	1.5	A	A	B	B	B	A	A	B	B	B
4.0	3.0	2.0	A	A	B	B	B	A	A	B	B	B
5.0	3.8	2.5	A	B	B	B	B	A	A	B	B	B
6.0	4.5	3.0	A	B	B	B	B	A	A	B	B	B
7.0	5.3	3.5	A	B	B	B	B	A	A	B	B	B
8.0	6.0	4.0	A	B	B	B	B	A	A	B	B	B
9.0	6.8	4.5	B	B	B	B	B	A	A	B	B	B
10.0	7.5	5.0	B	B	B	B	B	A	A	B	B	B
11.0	8.3	5.5	B	B	B	B	B	A	A	B	B	B
12.0	9.0	6.0	B	B	B	B	B	A	A	B	B	B

FIXING OPTIONS

FIXING TYPE A
0.7 kN

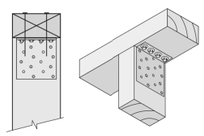
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



FIXING TYPE B
4.7 kN

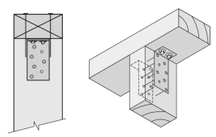
CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

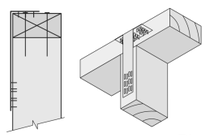
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
Stud Strap
(one face only)

Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

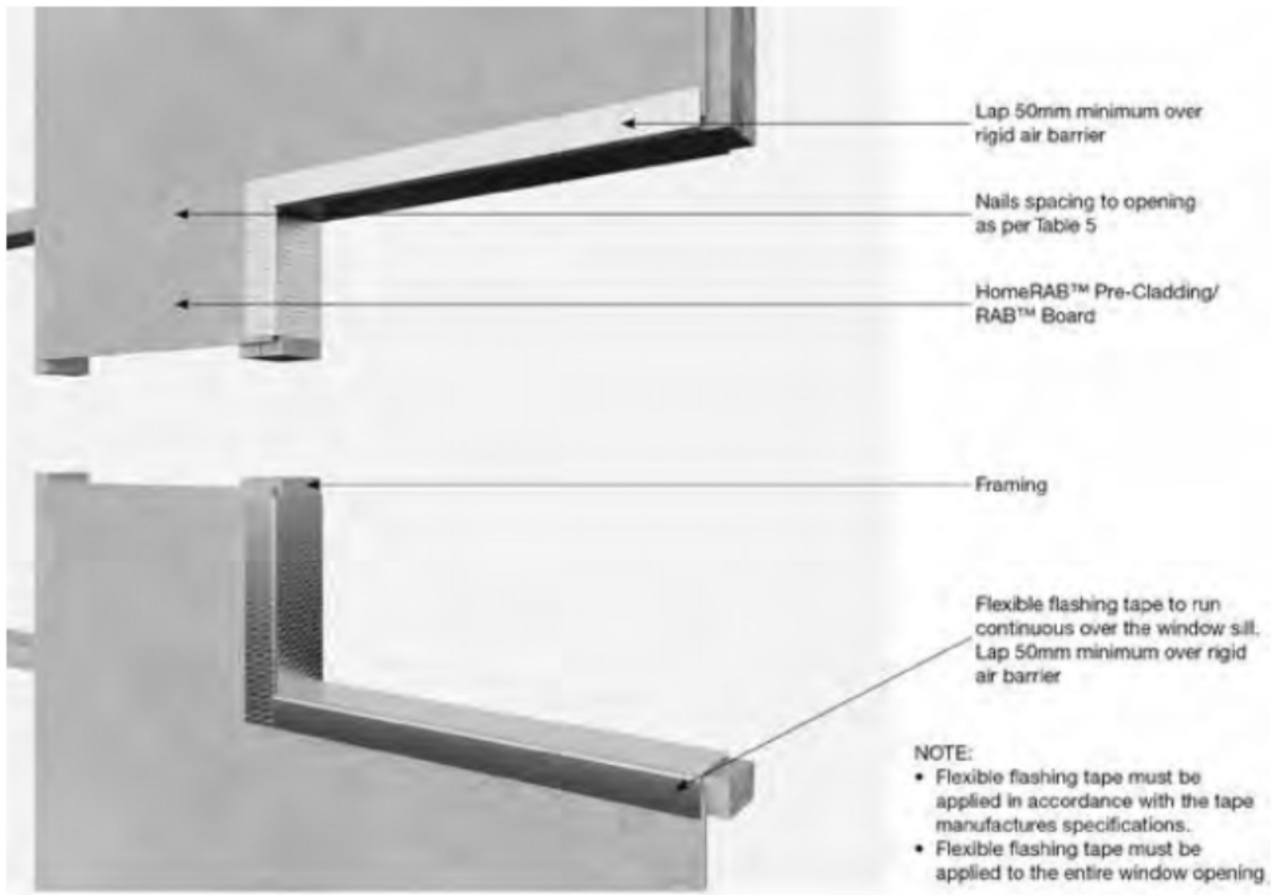
Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **FRAMING DETAILS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3: As Shown** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **21** **of 38 sheets**

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Figure 19: Window sealing with flashing tapes

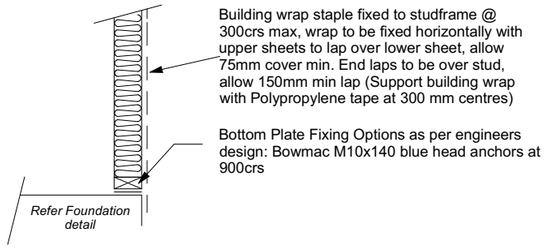
interactive assembly instructions available
http://wksp.nz/jh-rab-win

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Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
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Stud framing to slab
Scale 1:20

Figure 65: Levels and garage openings
Paragraphs 9.1.3, 9.1.3.4, 9.2.5, Table 18

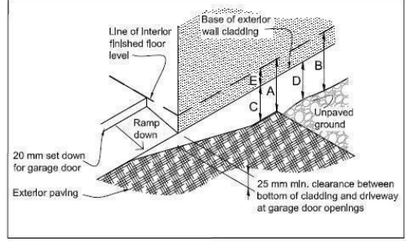
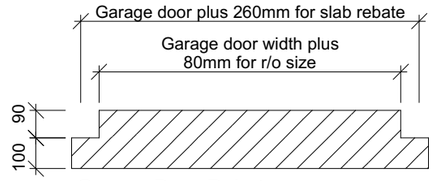


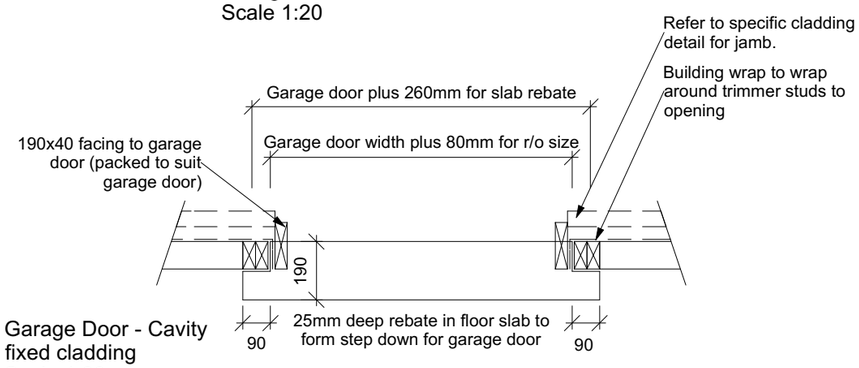
Table 18: Minimum clearances
Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor Refer Note 1)					100	175	50 2)

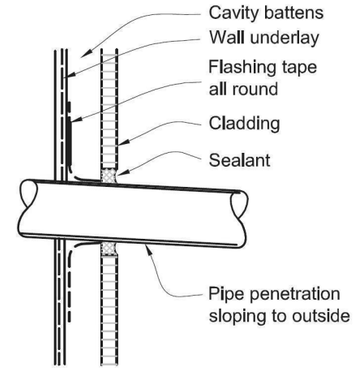
NOTE: 1) Refer to NZS 3604 for requirements.
2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.



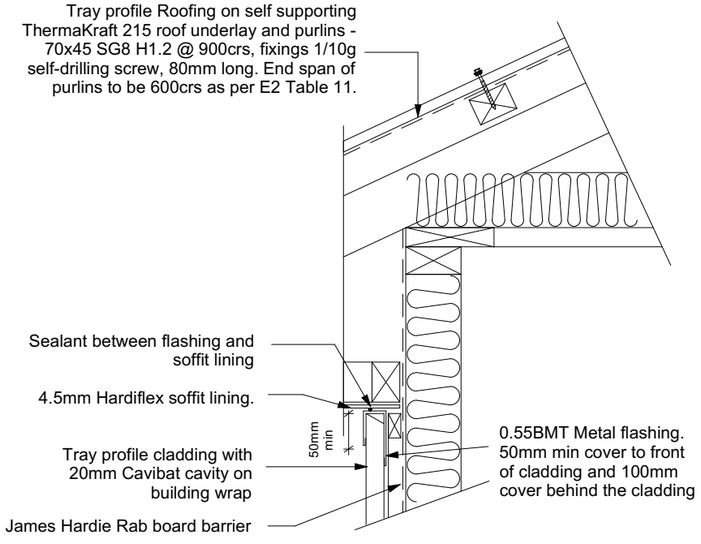
Garage Door Rebate
Scale 1:20



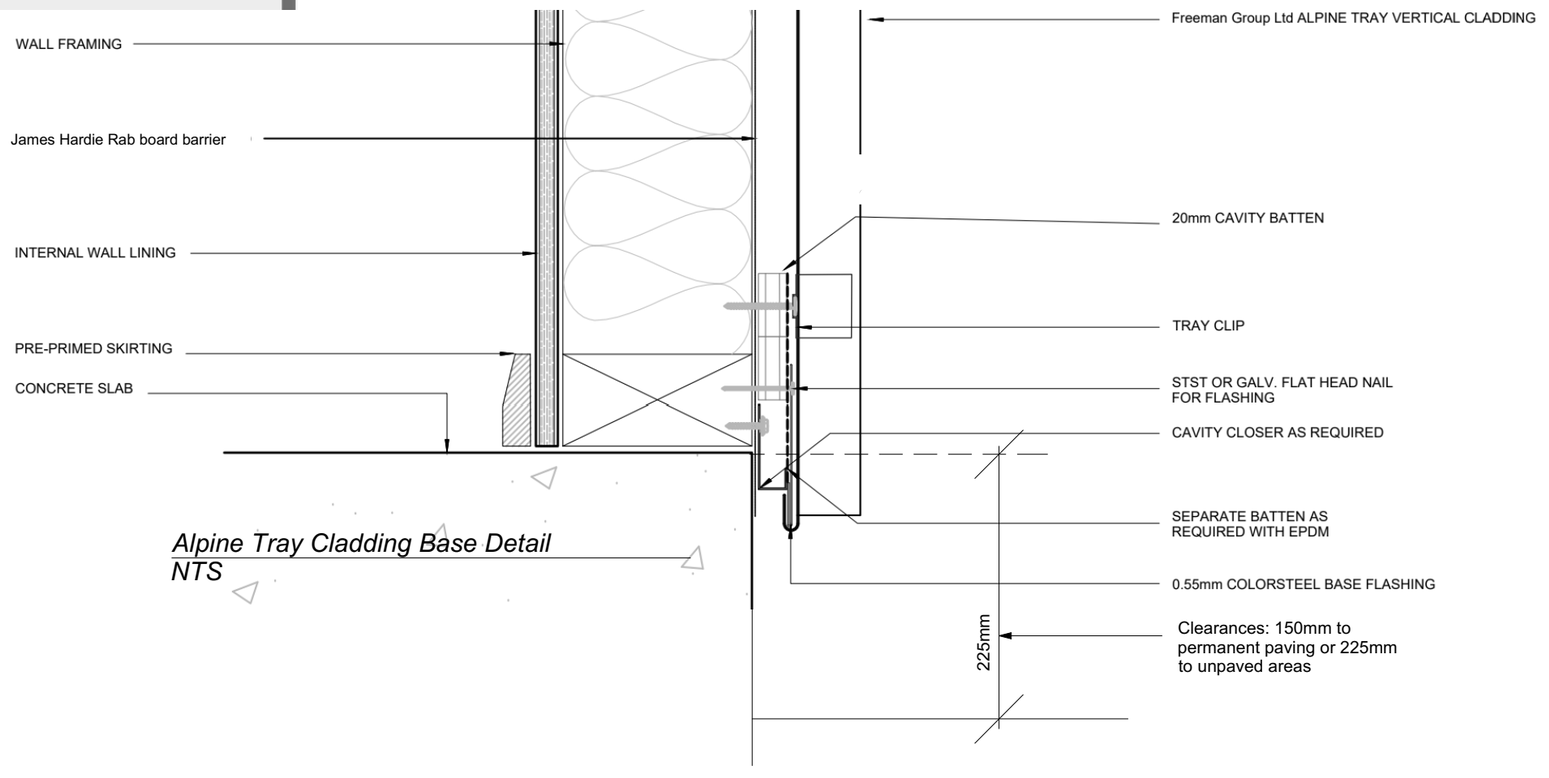
Garage Door - Cavity fixed cladding
Scale 1:20



(a) **CAVITY WITH FLASHING TAPE**



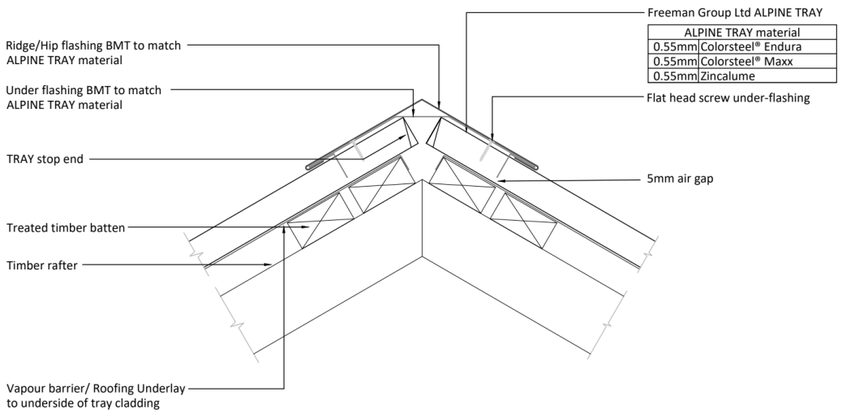
Tray Cladding Eave Soffit Detail
Scale 1:10



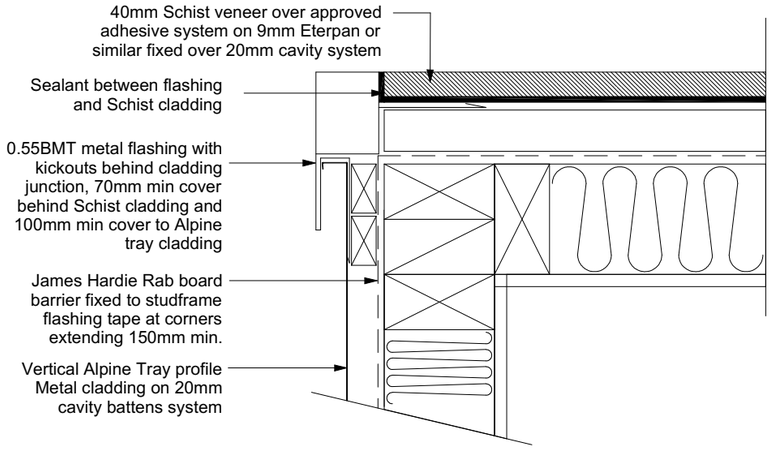
Alpine Tray Cladding Base Detail
NTS

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	**DETAILS**	LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	**23** of 38 sheets

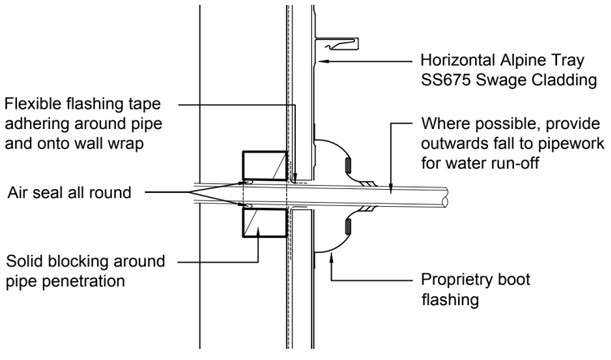
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



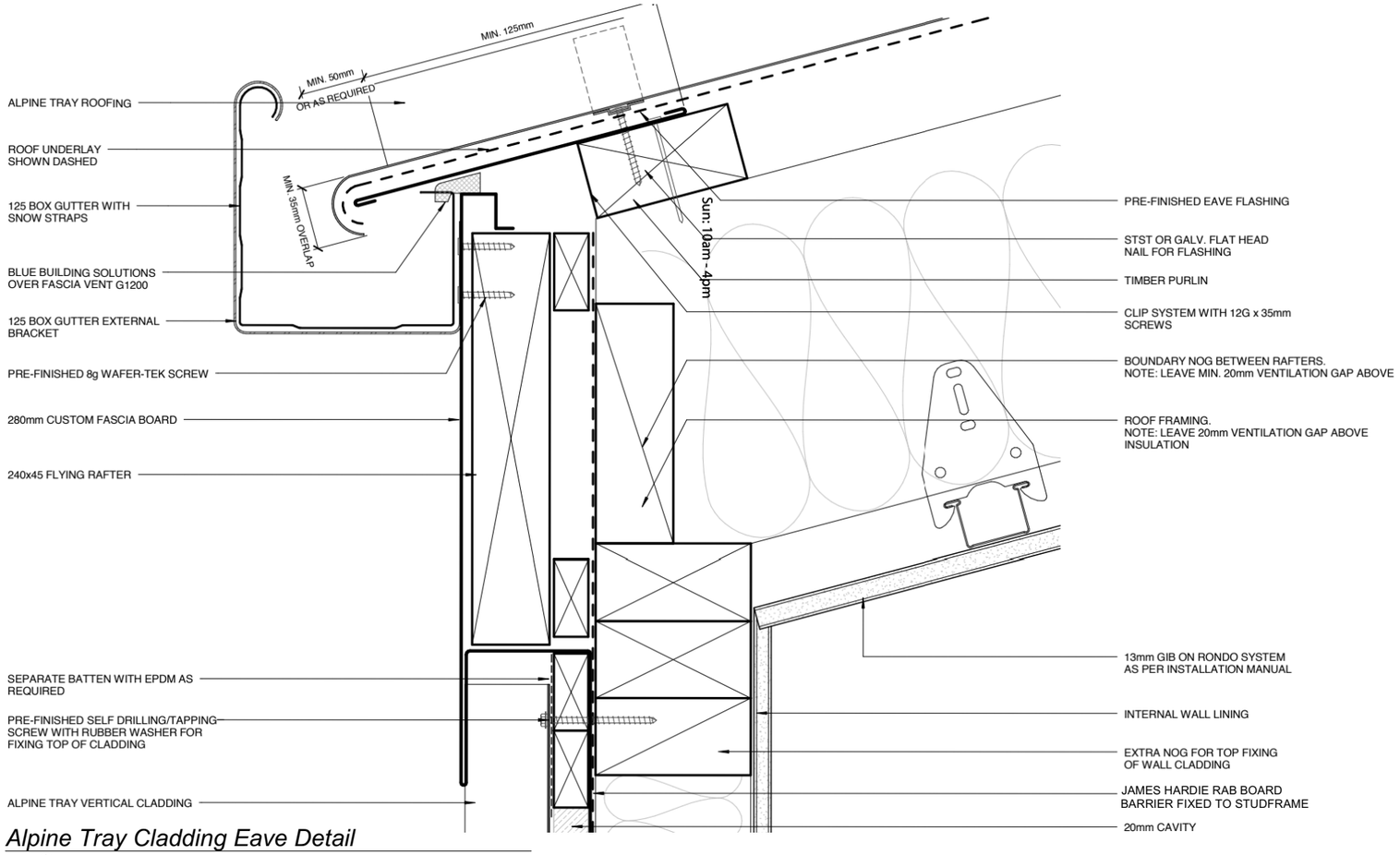
Metal Ridge Capping
Scale 1:10



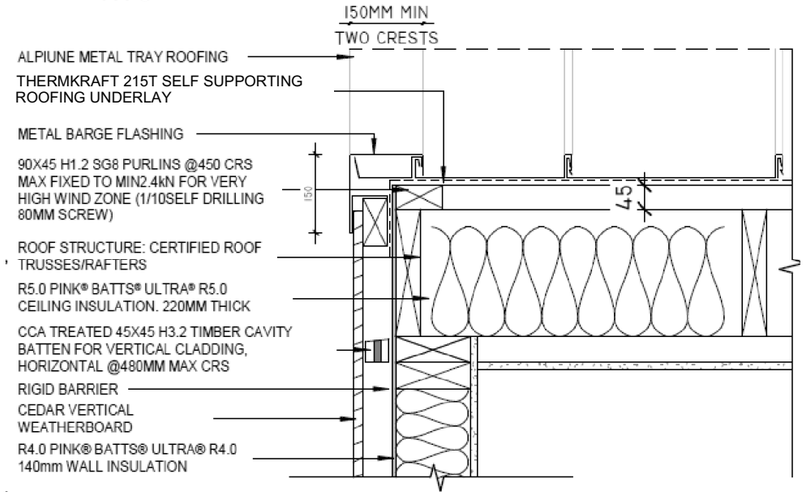
Schist to Alpine Tray Internal Corner Detail
Scale 1:5



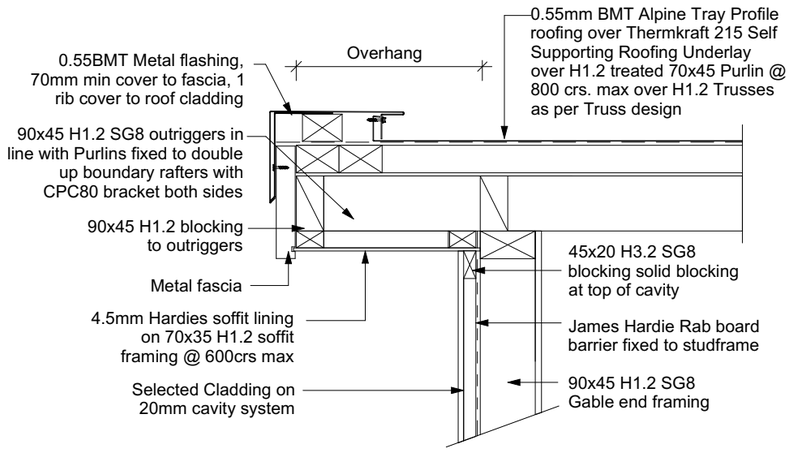
Pipe Penetration through Metal Cladding
NTS



Alpine Tray Cladding Eave Detail
NTS



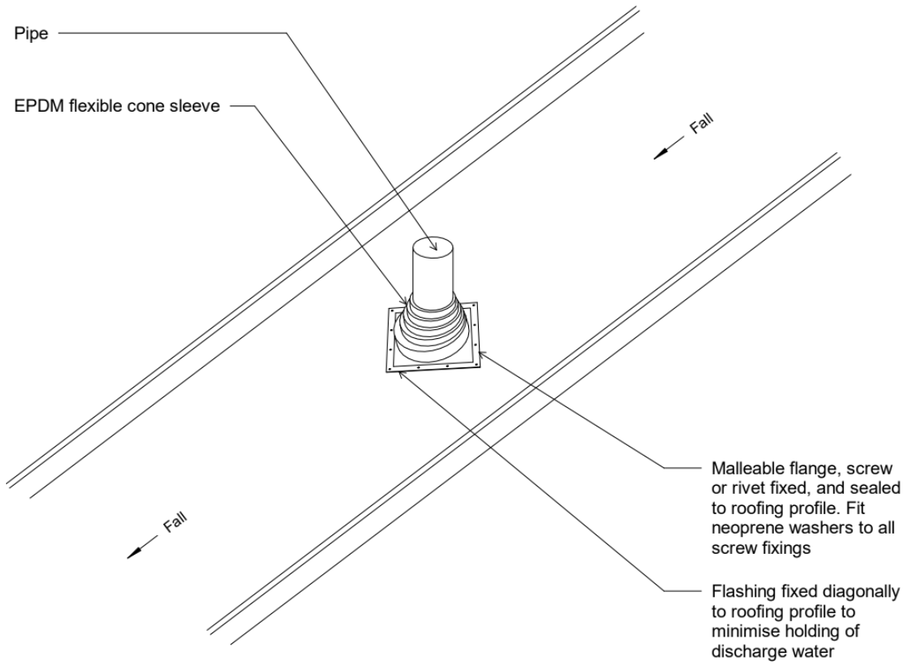
Cladding Barge Detail (No overhang)
Scale 1:10



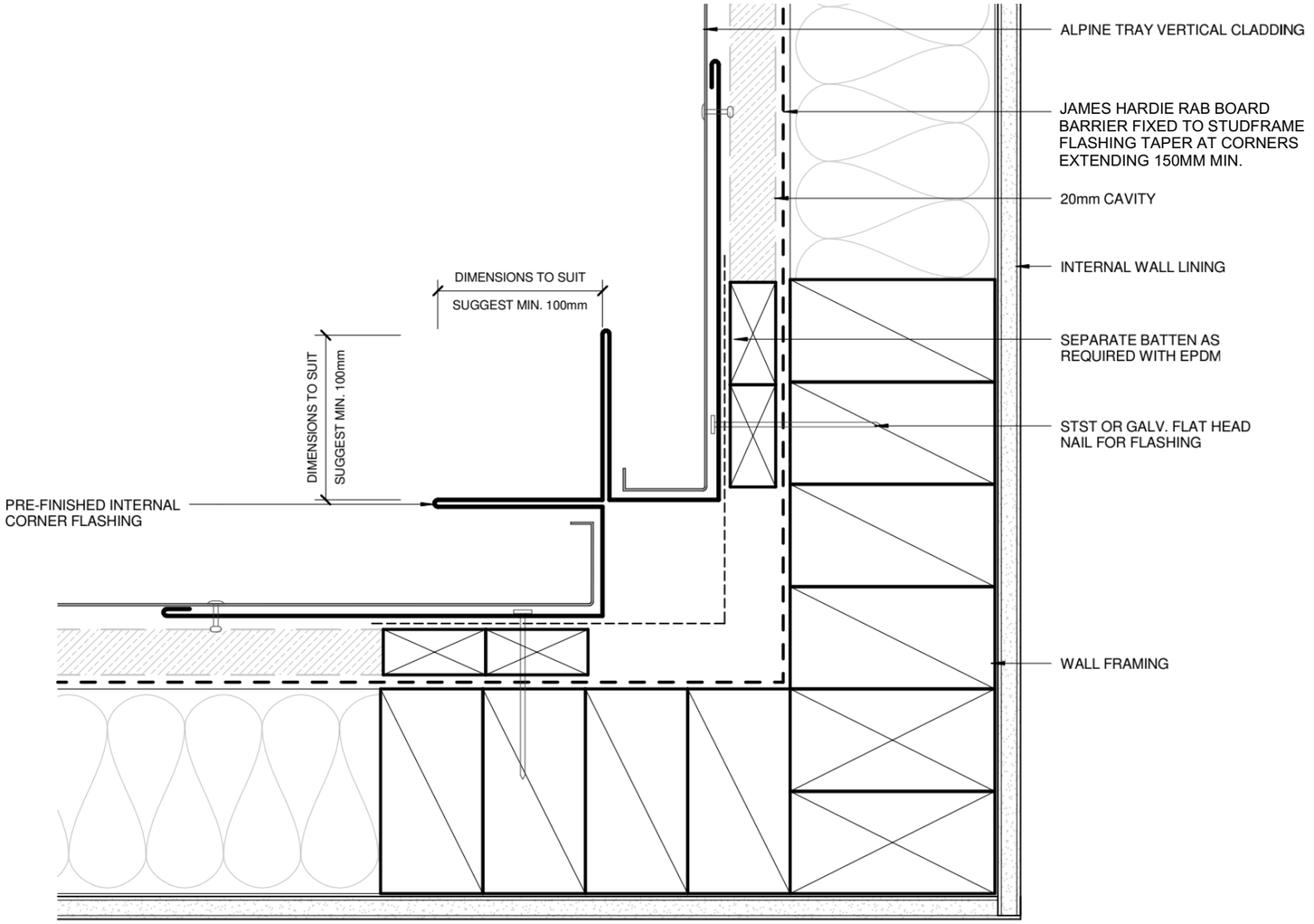
Barge Overhang Detail
Scale 1:10

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **24** of 38 sheets

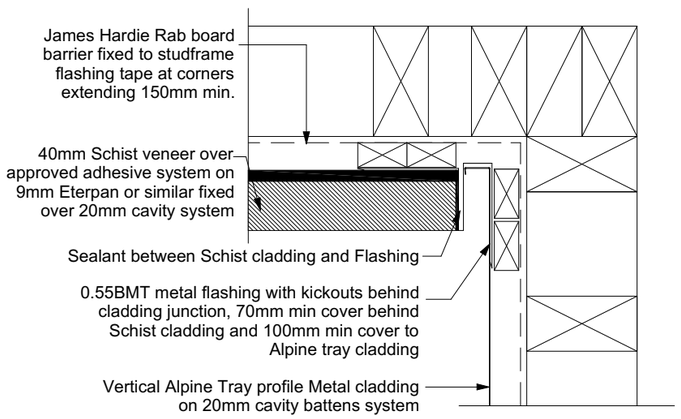
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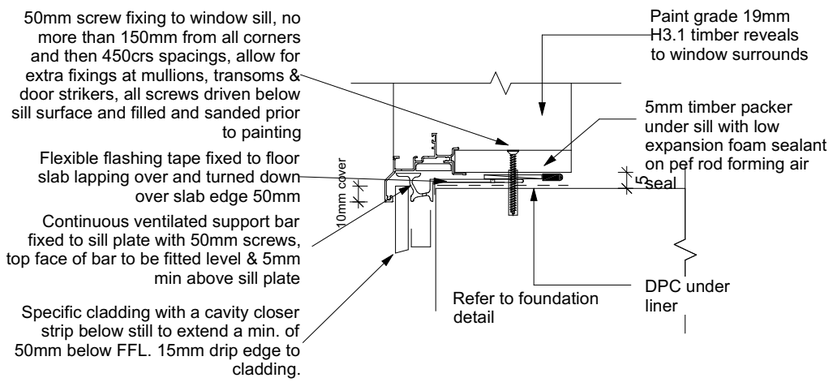
Pipe Penetration through Roof
NTS



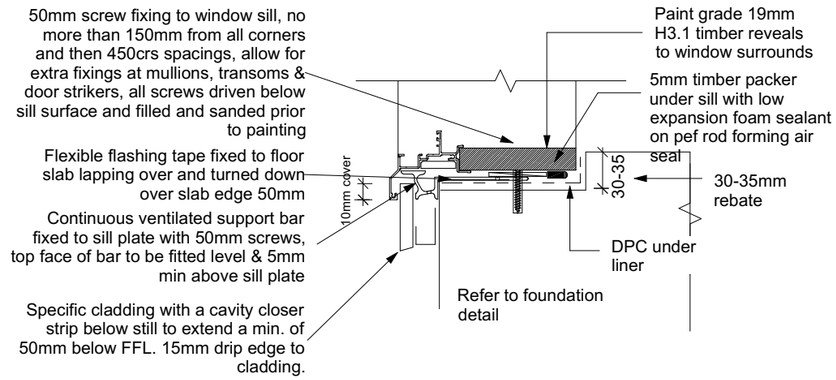
Alpine Tray Cladding Internal Corner Detail
NTS



Schist to Tray Profile Metal Cladding Internal Corner Detail
Scale 1:5



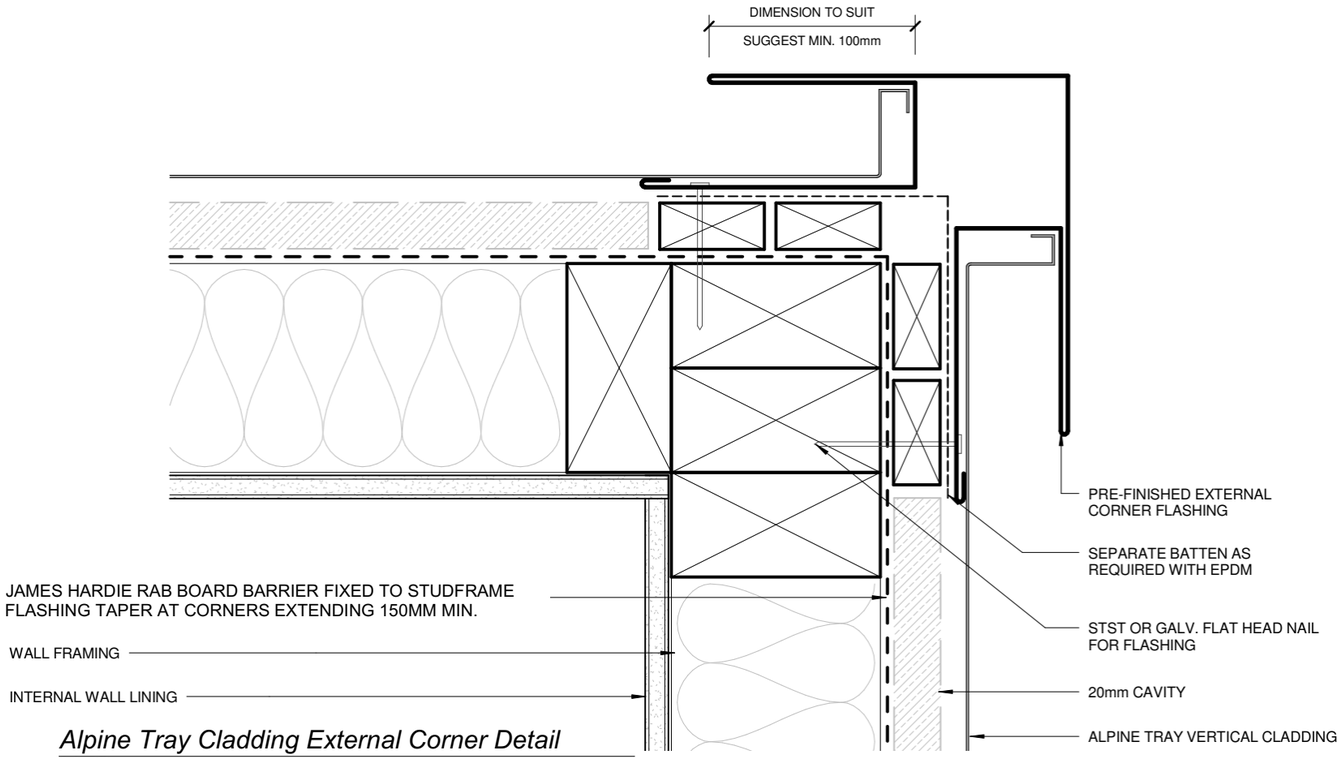
Window Sill to Slab Detail
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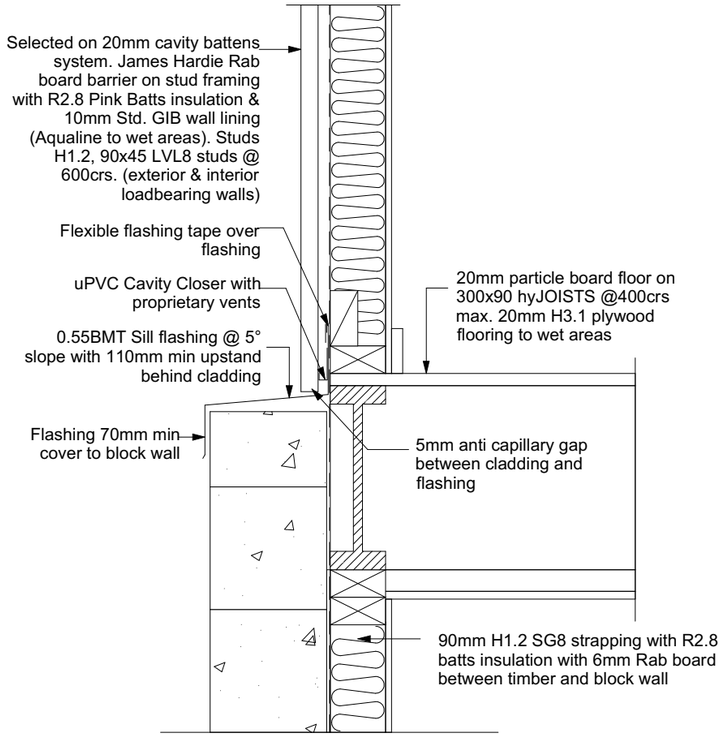
Window Sill to Slab Detail Rebated
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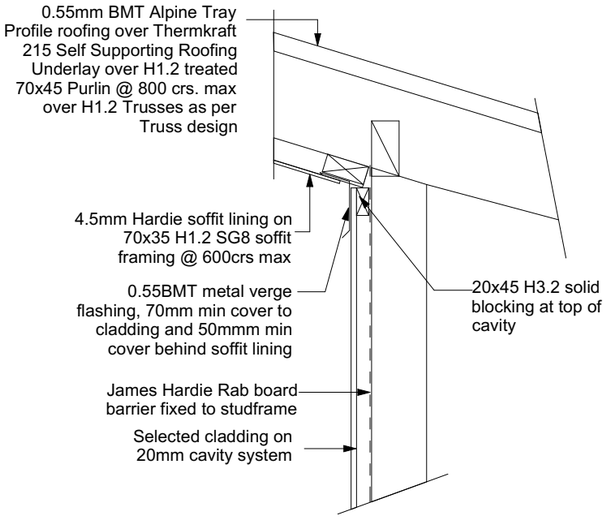
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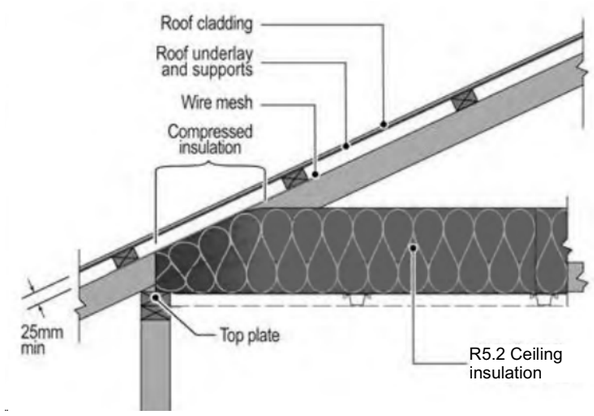
Alpine Tray Cladding External Corner Detail
NTS



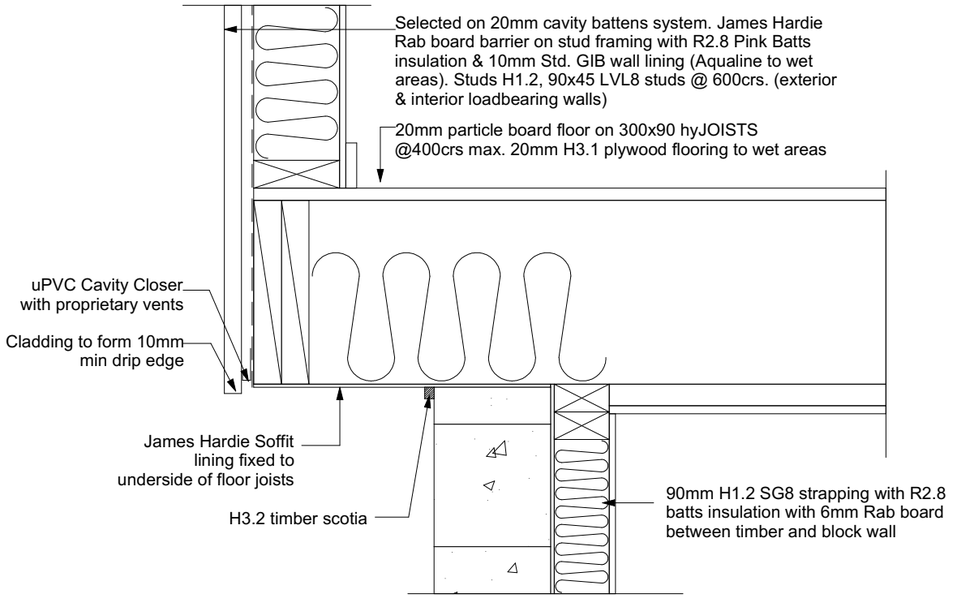
Vertical Junction between Cladding and Block Wall
Scale 1:5



Reverse Soffit Detail
Scale 1:10



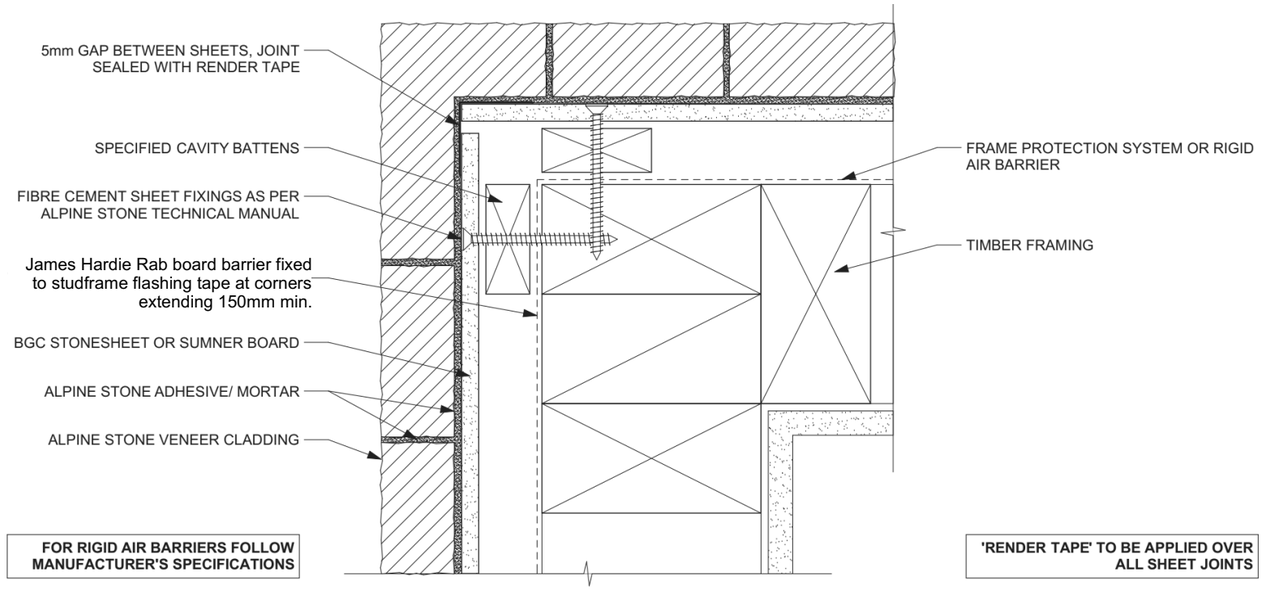
Ceiling Insulation Clearance Detail
NTS



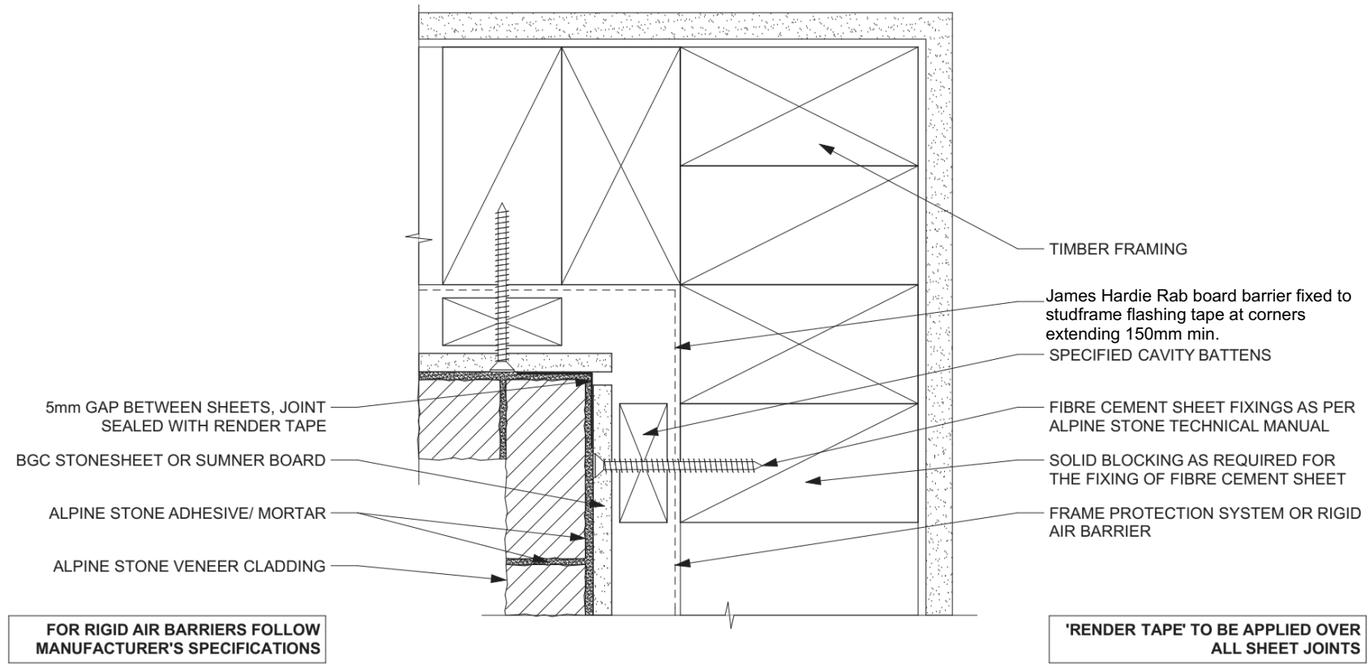
Vertical Junction between Cladding and Block Wall with Soffit
Scale 1:5

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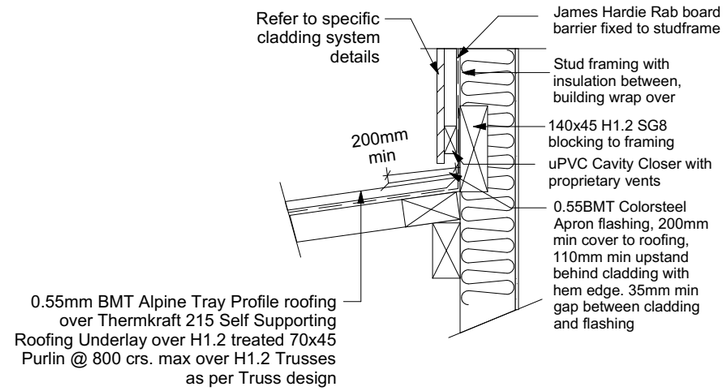
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



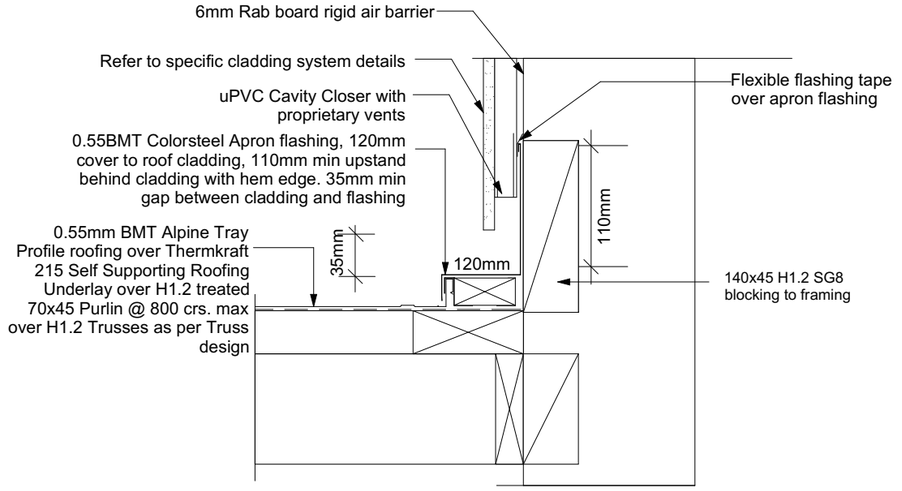
Schist Veneer External Corner
NTS



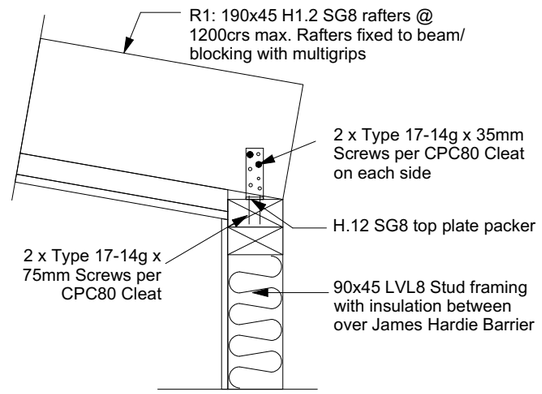
Schist Veneer Internal Corner
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Transverse Apron Flashing Detail
Scale 1:10



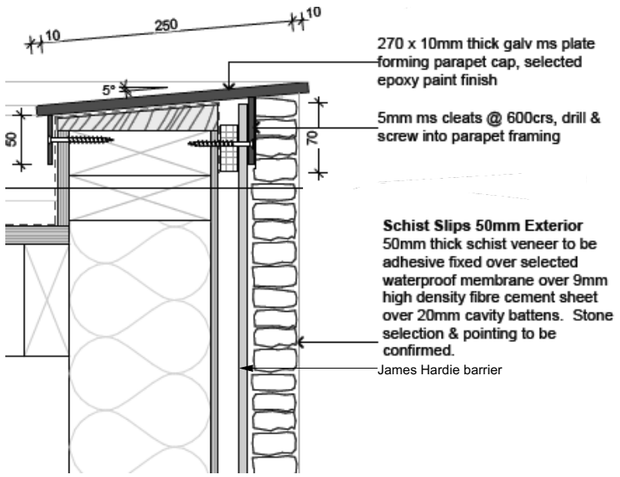
Parallel Apron Flashing Detail
Scale 1:10



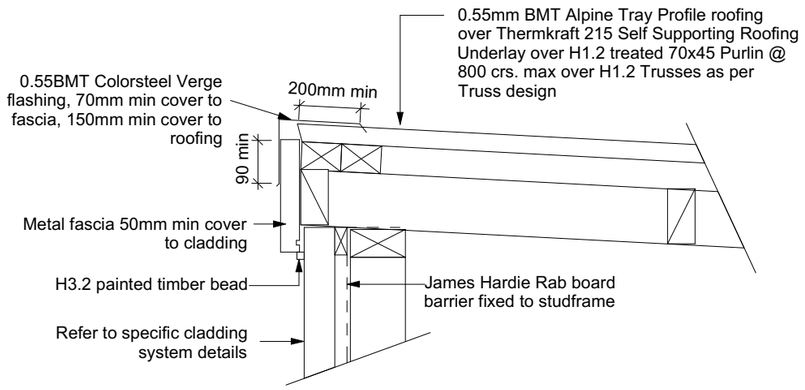
Rafter to Top Plate fixing detail
Scale 1:10

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **27** **of 38 sheets**

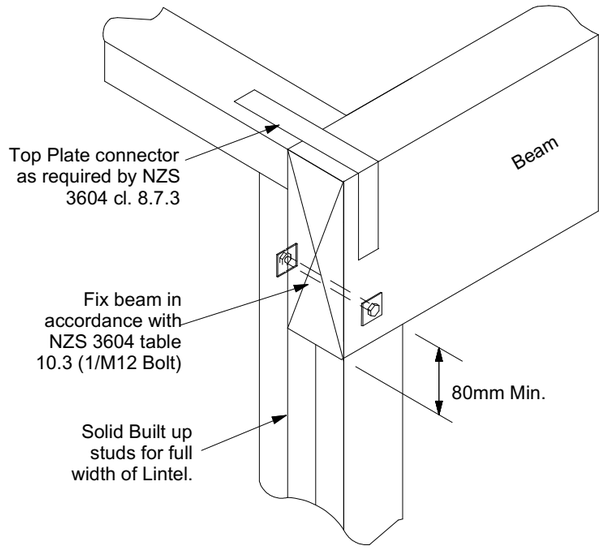
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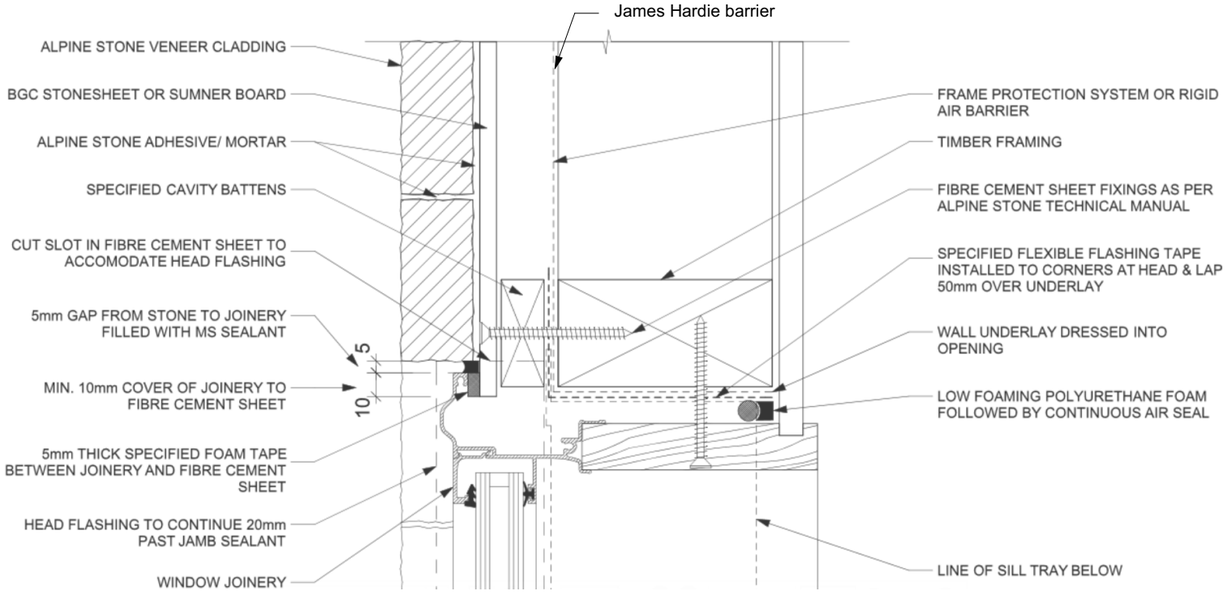
Parapet Flashing Detail
1:5



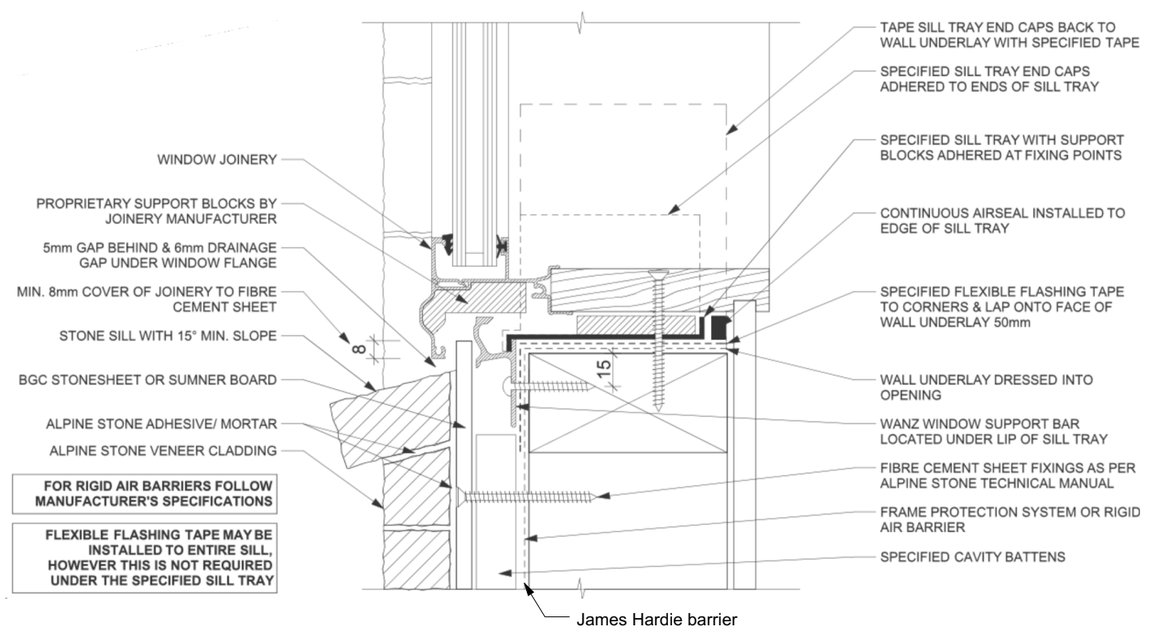
Cladding Verge Detail
Scale 1:10



Entry Post Fixing Detail
scale 1:10



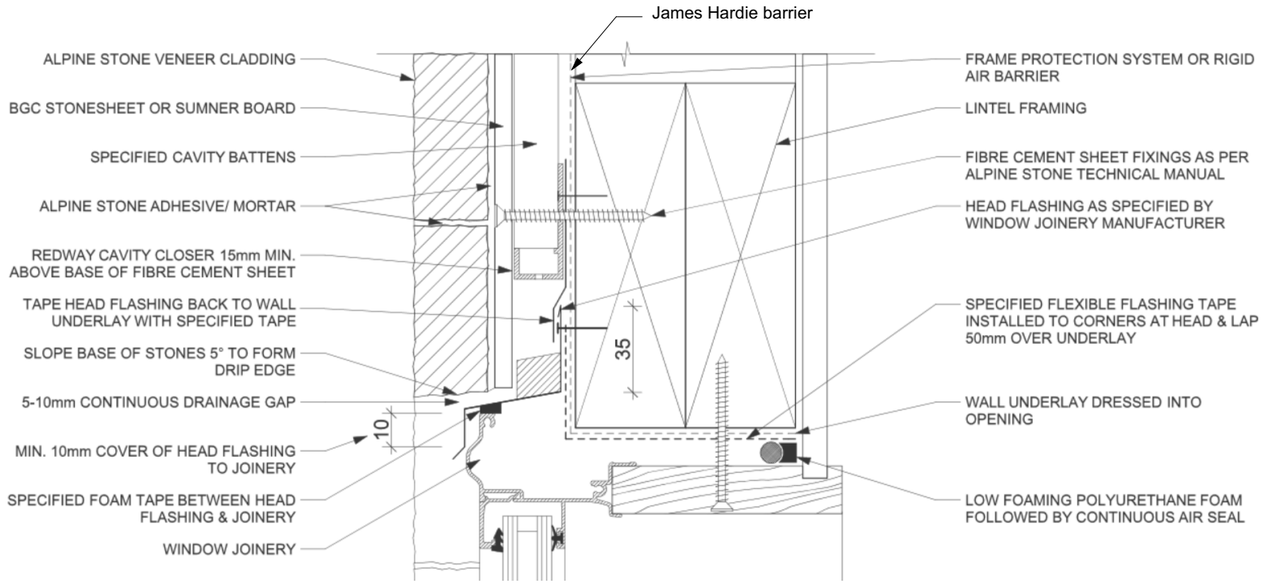
Window Jamb to Schist Veneer Lintel Detail
Scale 1:5



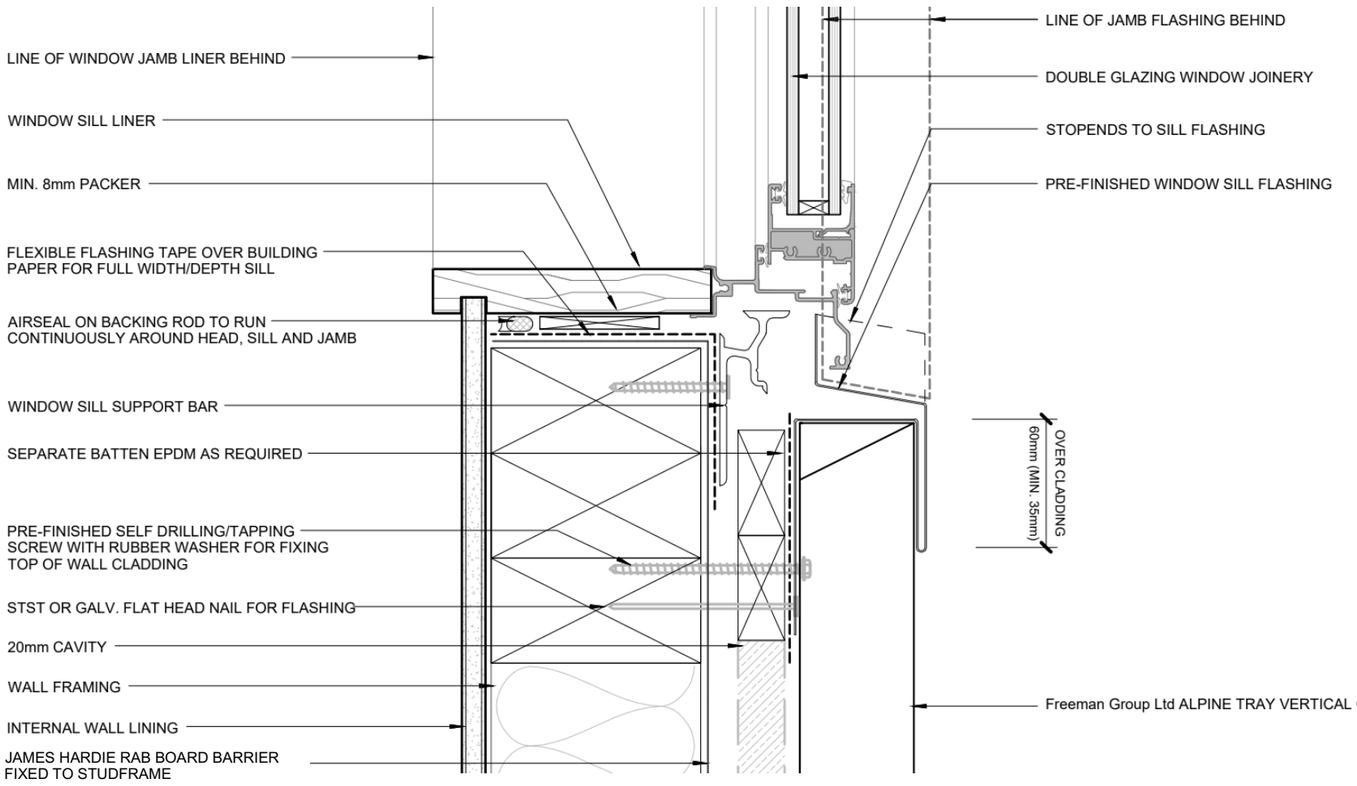
Window SIll to Schist Veneer Lintel Detail
Scale 1:5

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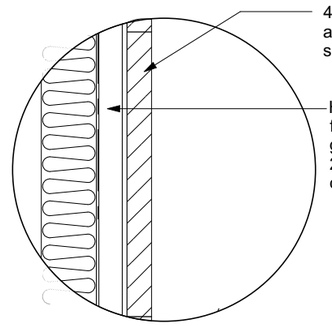
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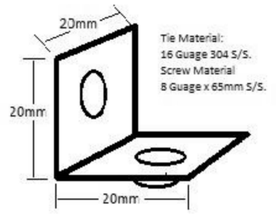
Window Head to Schist Veneer Lintel Detail
Scale 1:5



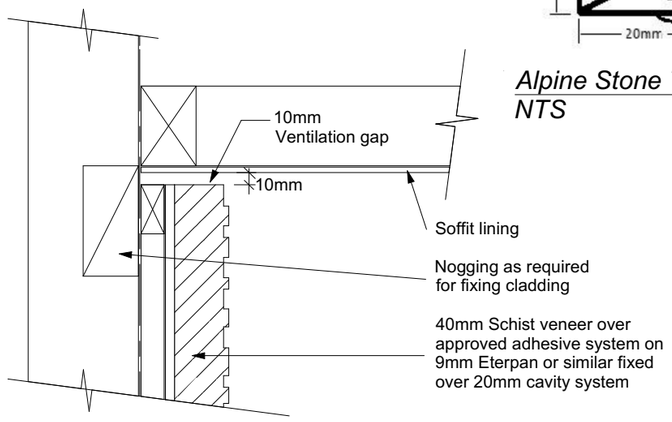
Alpine Tray Window Sill Detail
NTS



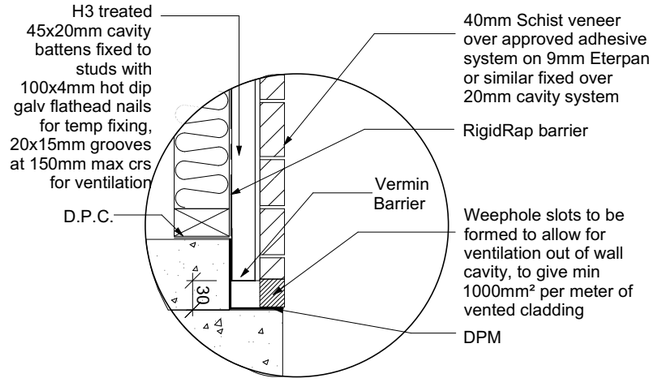
Schist Veneer Fixing Detail
Scale 1:10



Alpine Stone Tie Detail
NTS



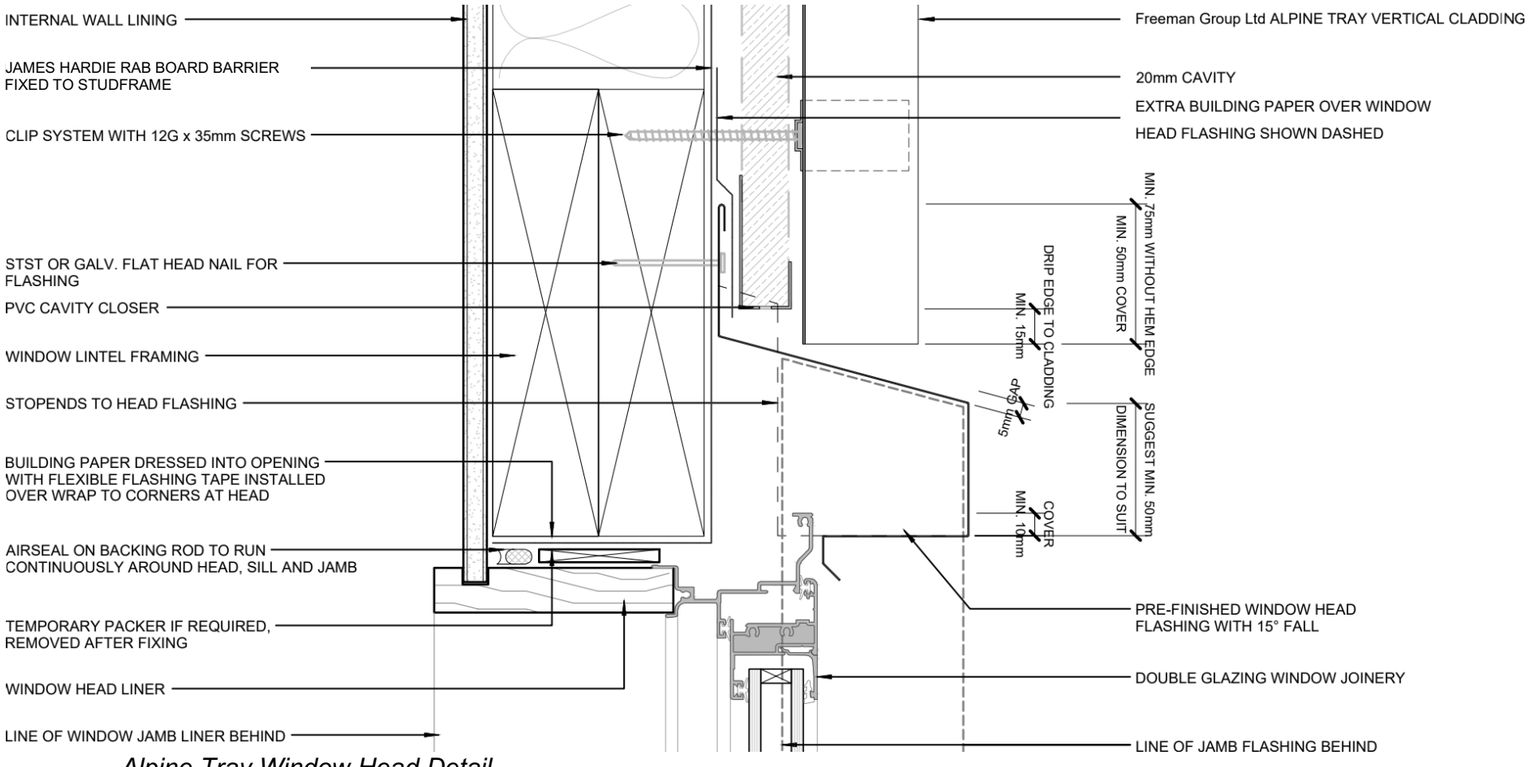
Schist Veneer Soffit Detail
Scale 1:5



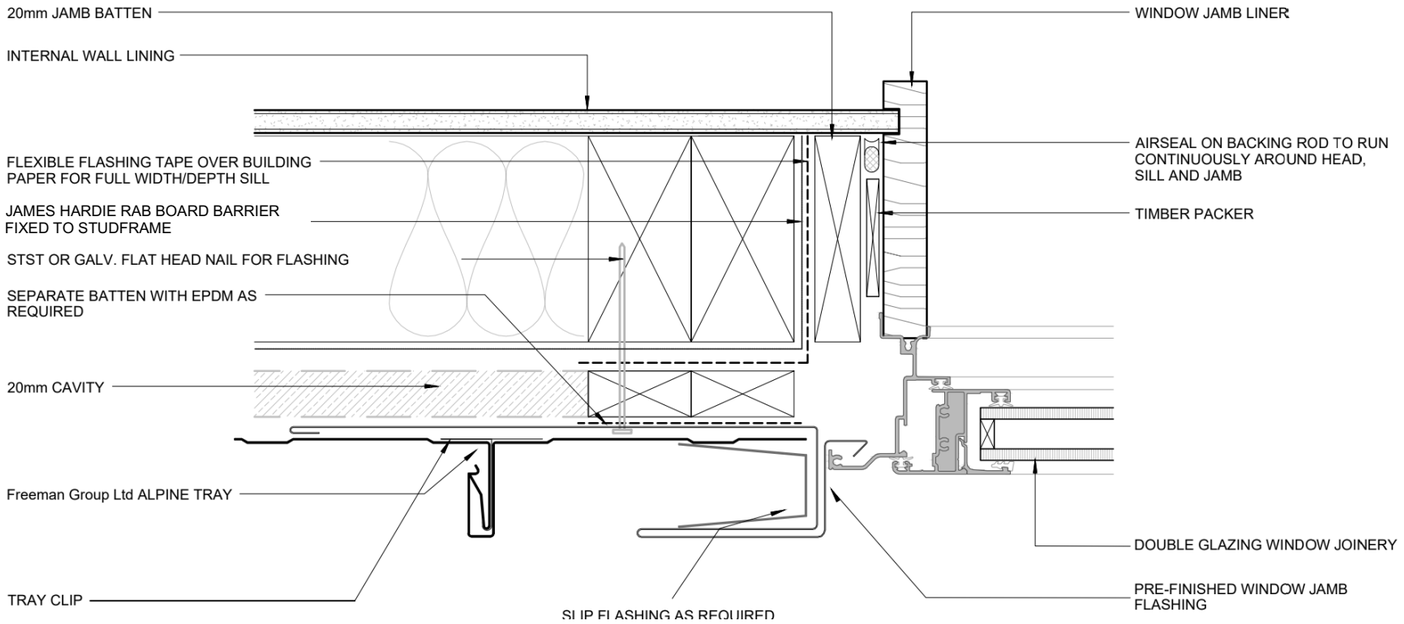
Schist Veneer Slab Edge
Scale 1:10

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **29** **of 38 sheets**

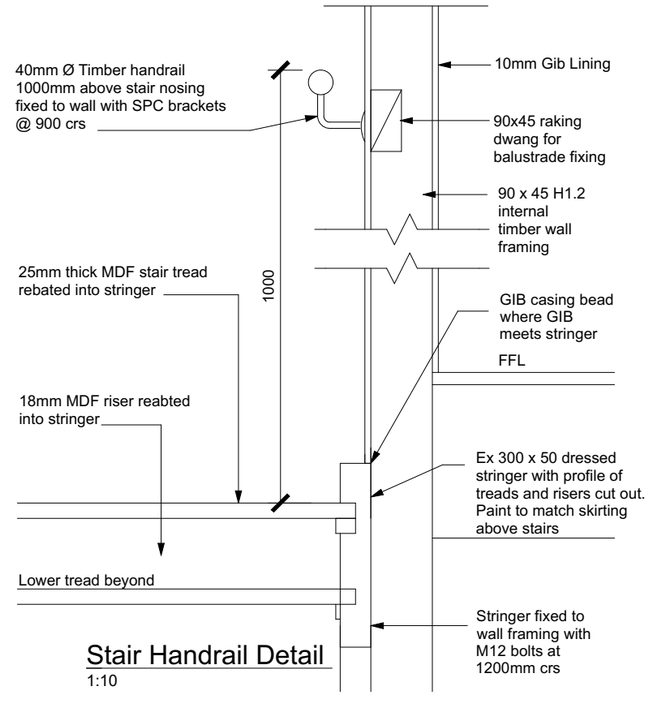
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



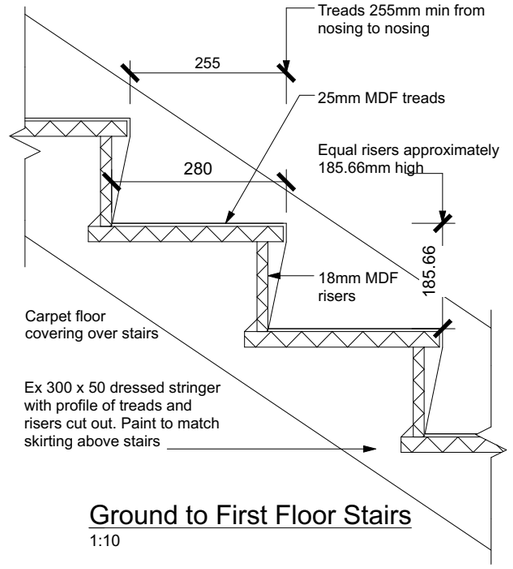
Alpine Tray Window Head Detail
NTS



Alpine Tray Window Jamb Detail
NTS



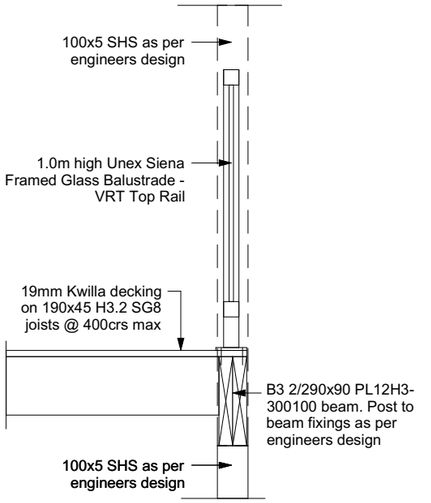
Stair Handrail Detail
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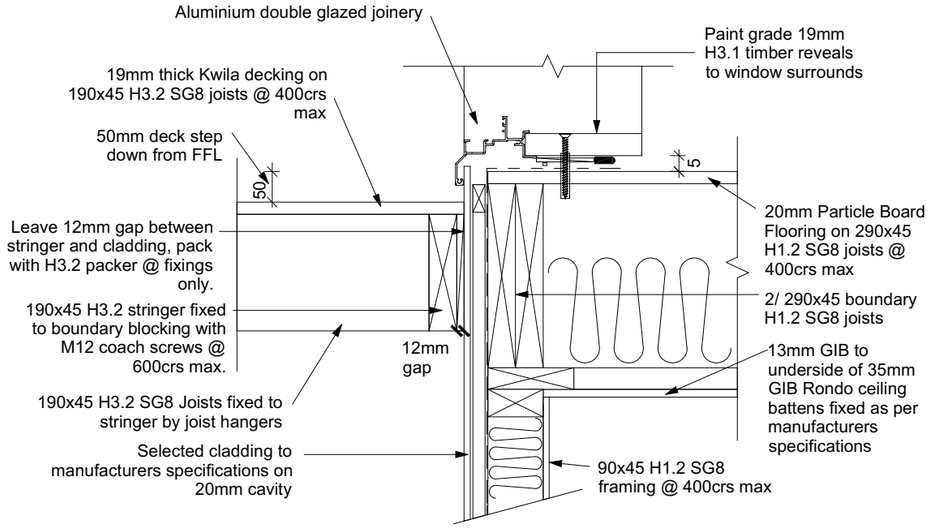
Ground to First Floor Stairs
1:10

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **30** **of 38 sheets**

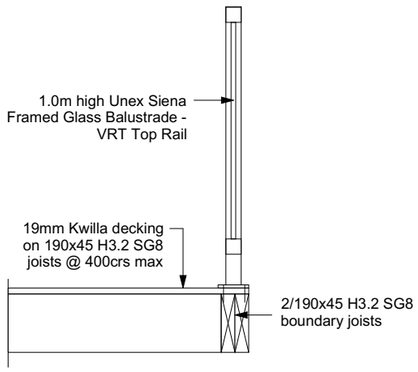
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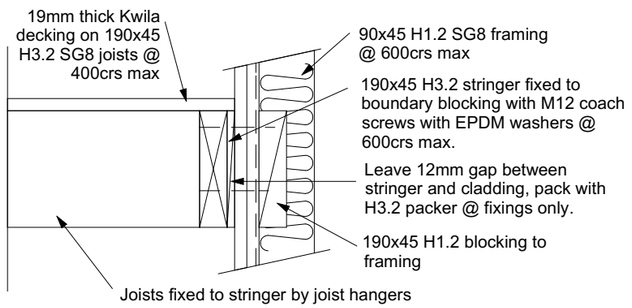
Deck Edge Detail. Joists fixing to Beam
Scale 1:20



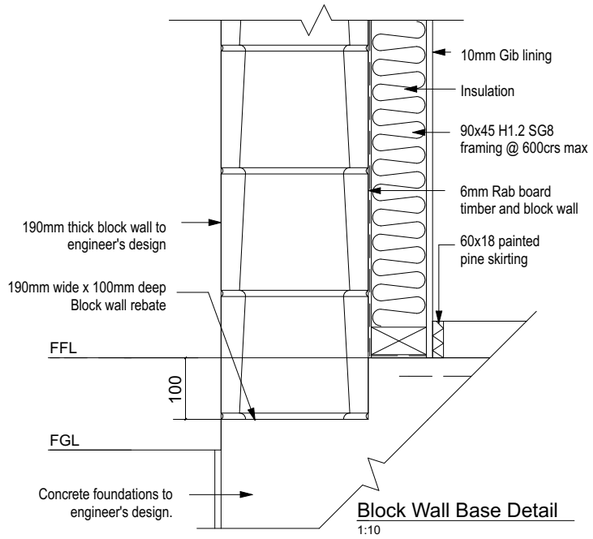
Deck to Joinery Sill Detail
scale 1:10



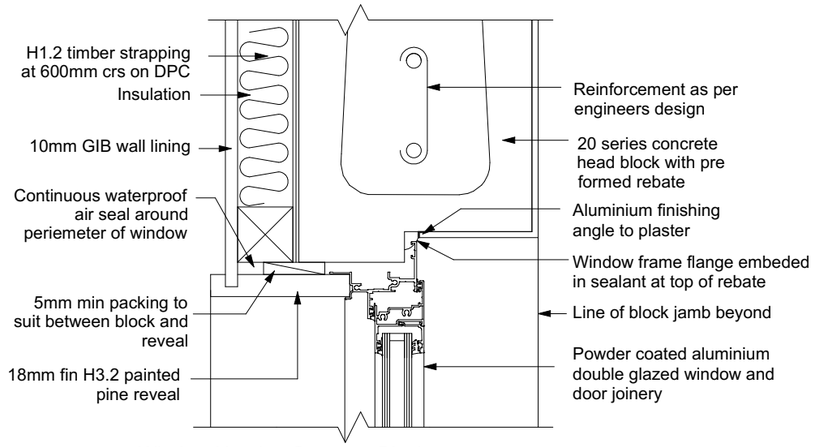
Balustrade to Double boundary Joists Detail
Scale 1:20



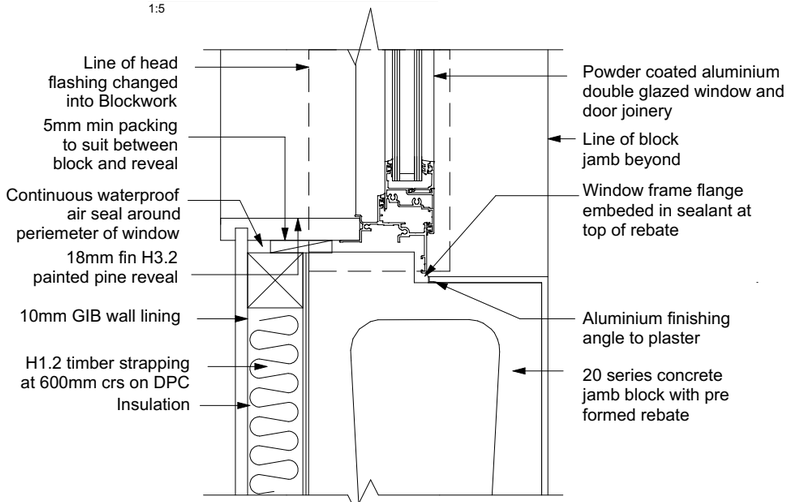
Deck Stringer Detail
scale 1:10



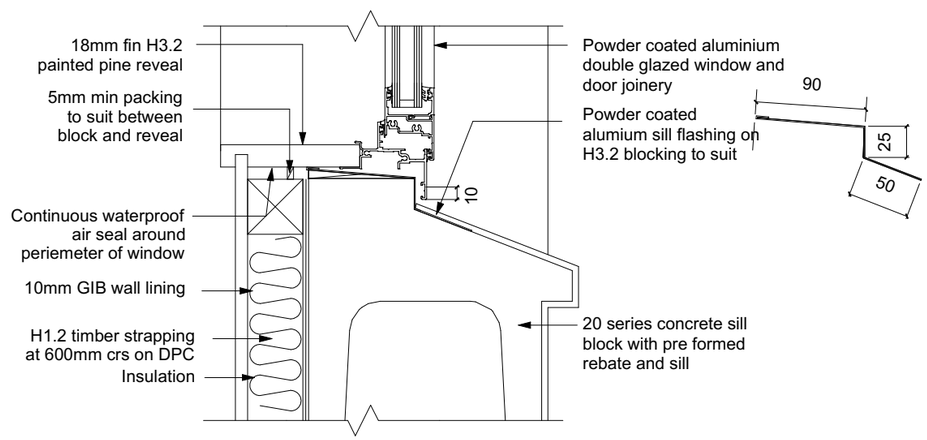
Block Wall Base Detail
1:10



Window Head to Concrete Block
1:5



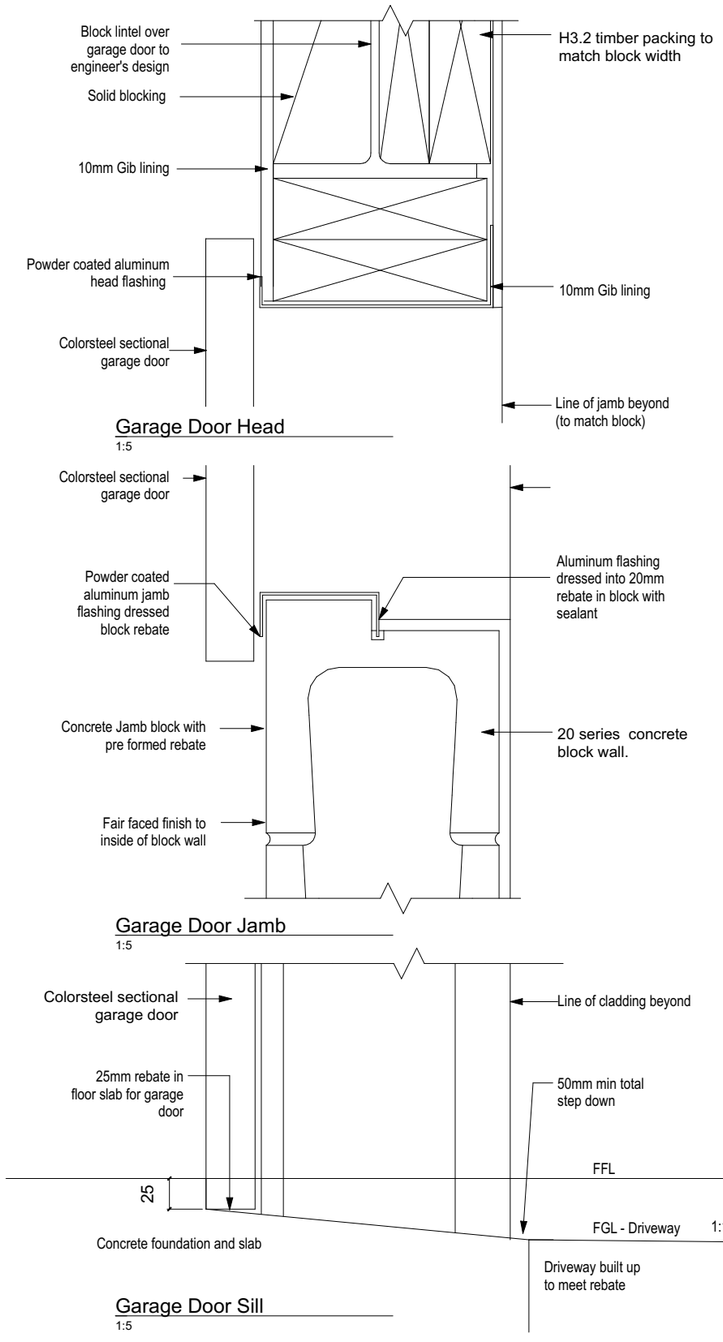
Window Jamb to Concrete Block
1:5



Window Sill to Concrete Block
1:5

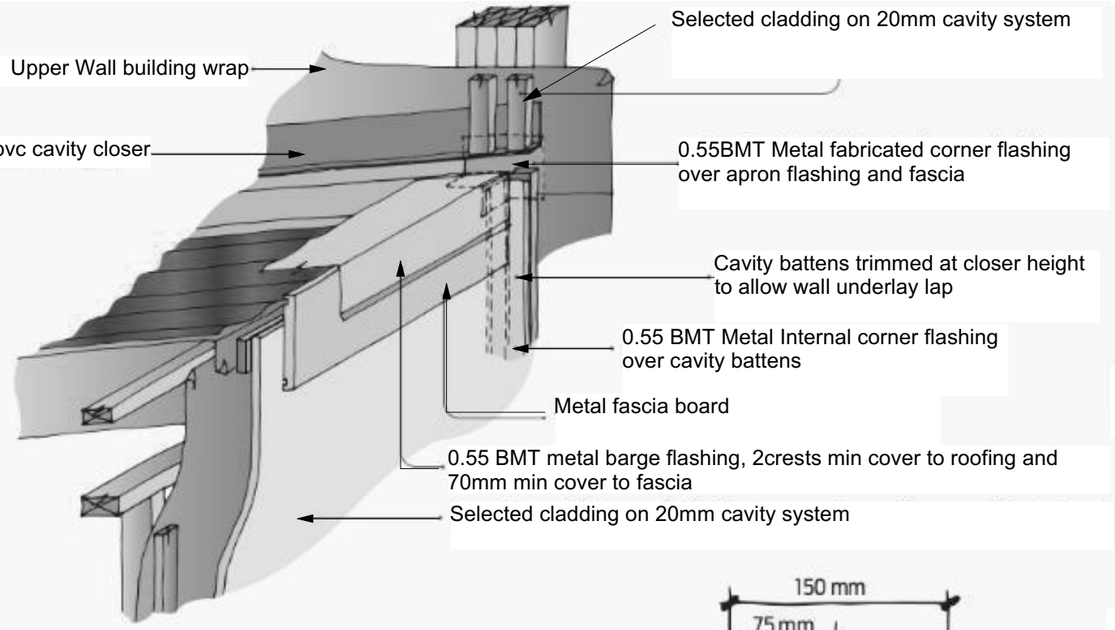
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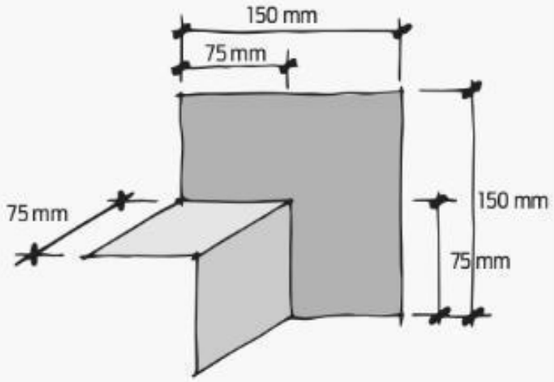


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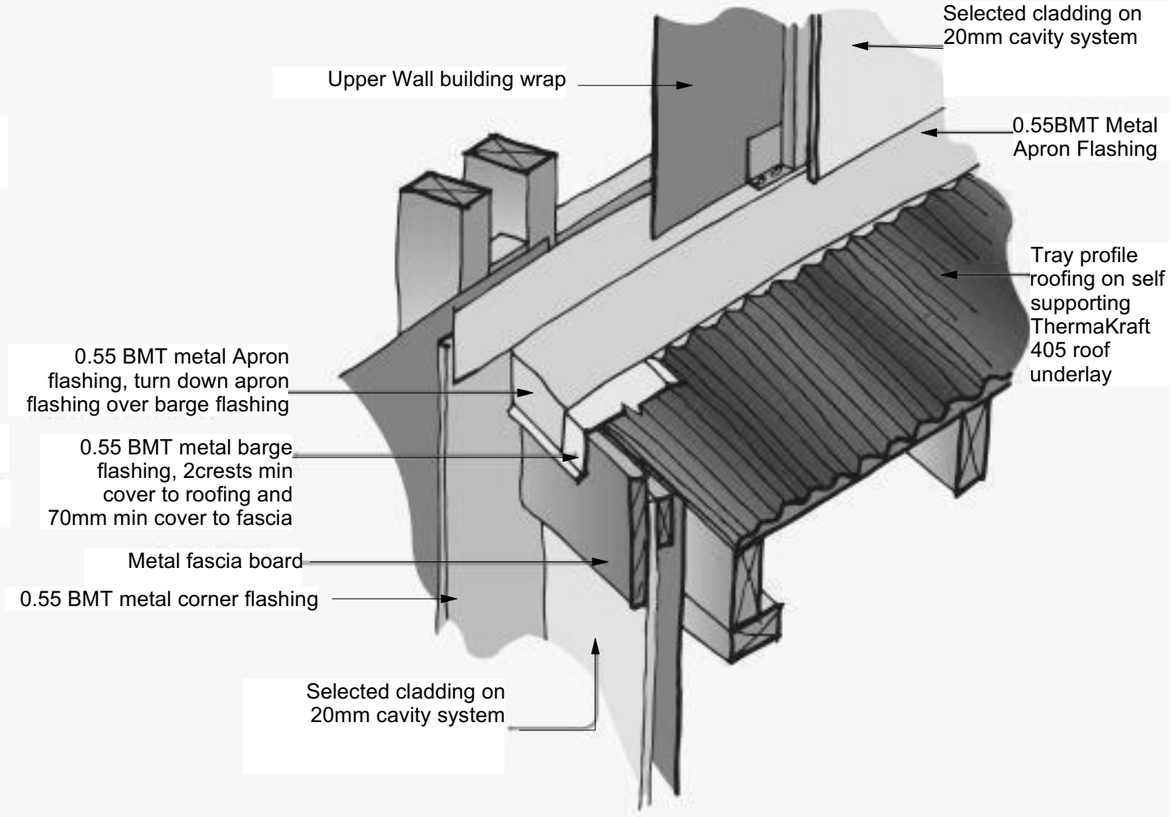


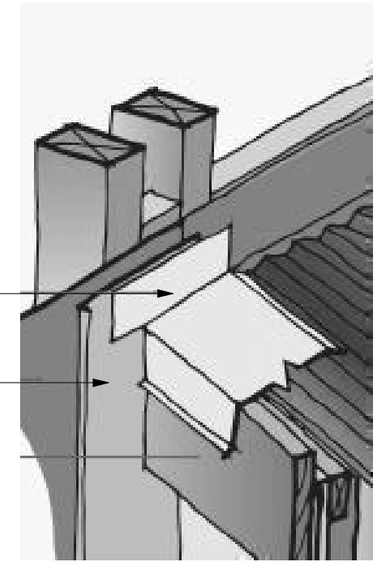
Note: All flashing dimensions (turn-ups and laps) to meet requirements of Acceptable Solution E2/AS1.



Roof barge to wall corner detail
NTS

0.55BMT Metal fabricated corner flashing fitted over apron flashing before barge flashing is installed

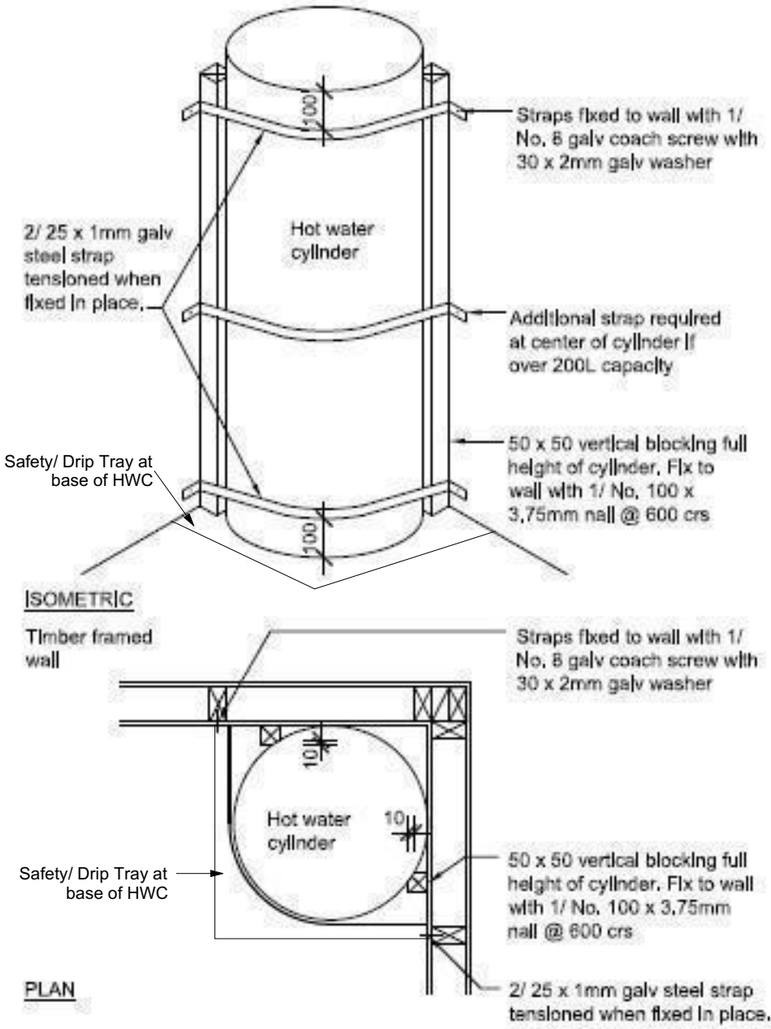




Roof barge to wall face cladding detail
NTS

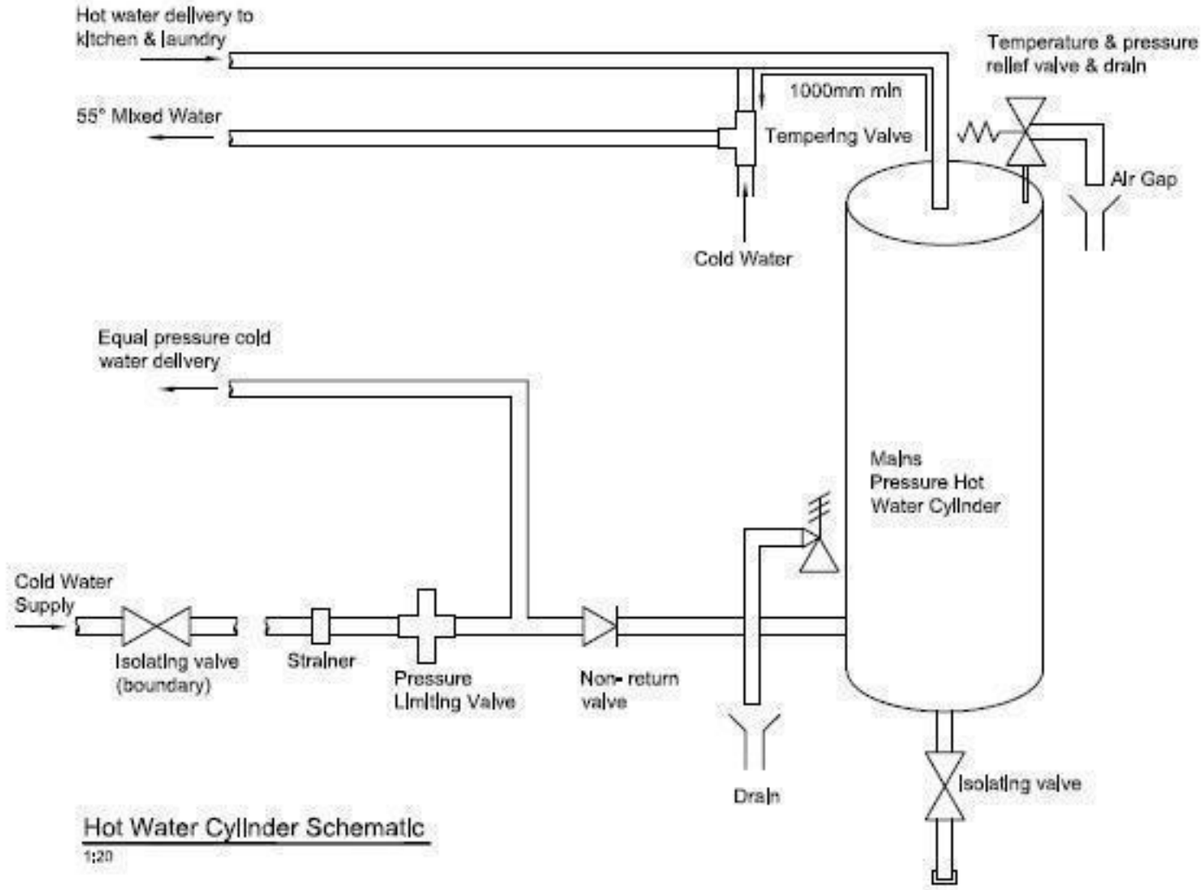
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Hot Water Cylinder Restraint Details

1:20



Hot Water Cylinder Schematic

1:20

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **DETAILS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	**Scale @ A3:** Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **34** **of 38 sheets**

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Where a bath has a level surround, they must be installed with the waterproof membrane system continuous across the top of the surround under any over-surface finish and down the wall behind the bath as shown in Figures 33 or 34 below.

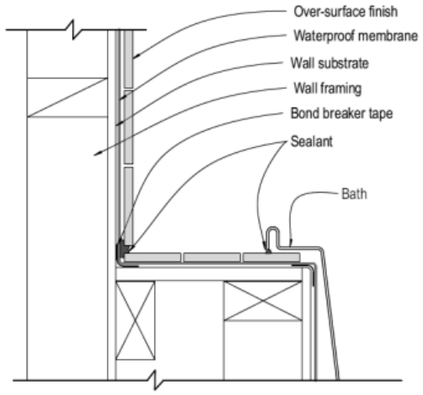


Figure 33: Bath over tiled surround

Notes:
1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

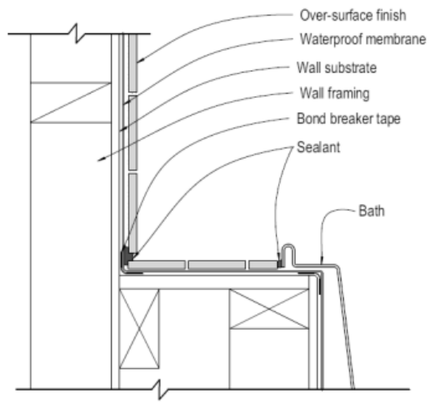
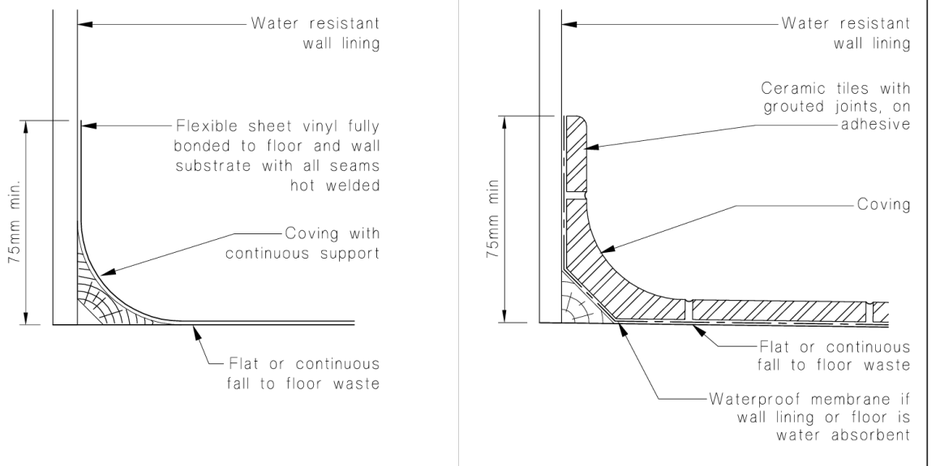
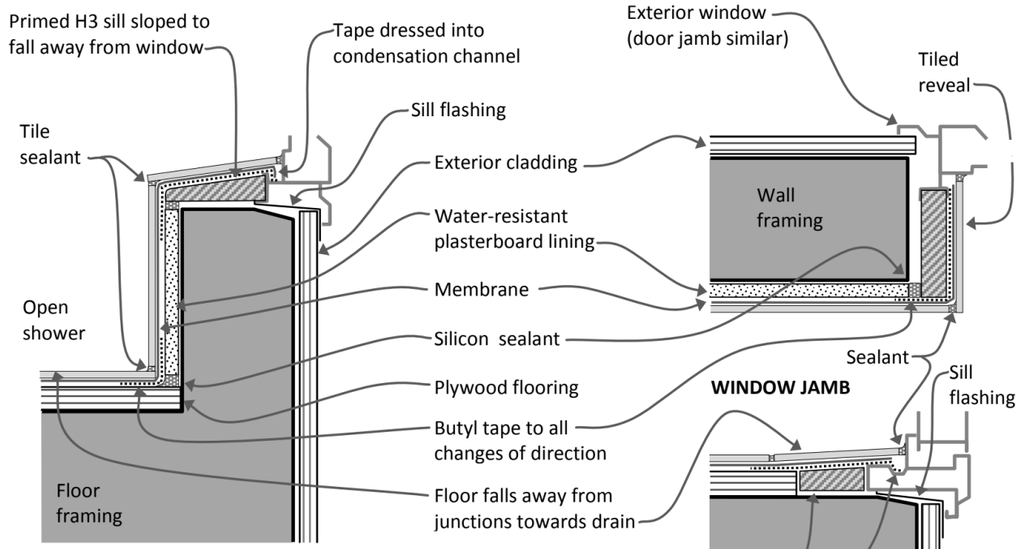


Figure 34: Bath with tiled surround

Notes:
1. Where a bath surround is required, the membrane must go over the substrate of the surround and extend down to the floor.

Figure 1: Floor Coverings at Wall Junctions
Paragraph 2.1.1

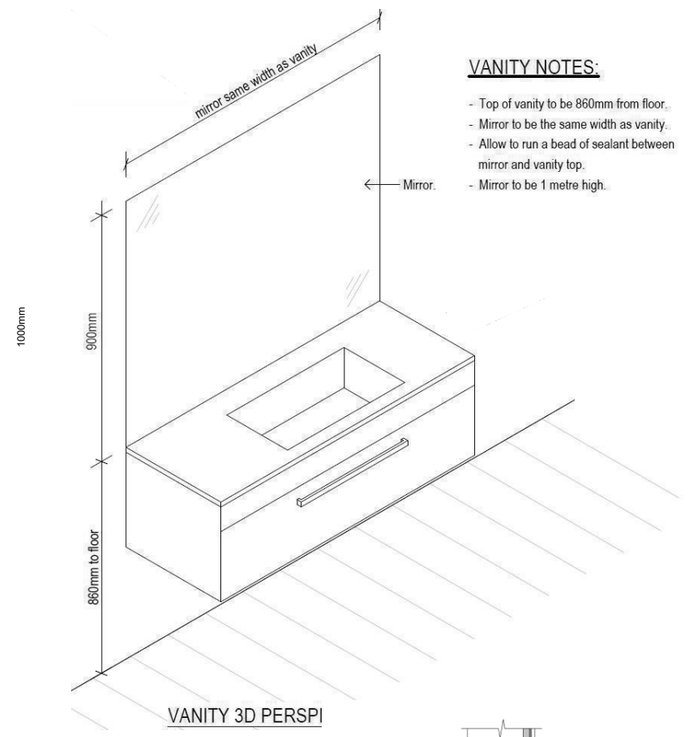




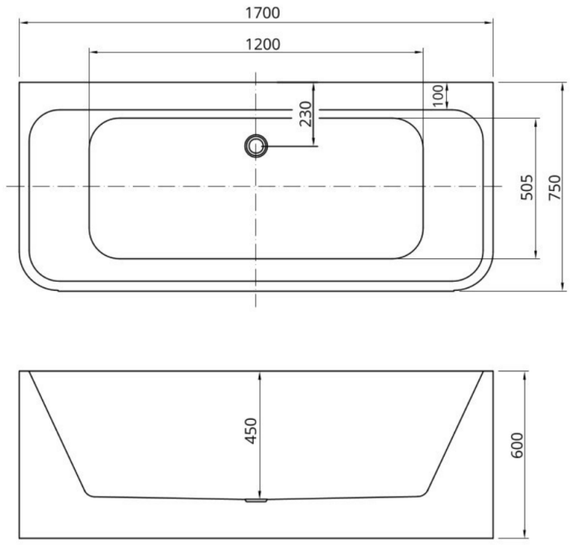
Notes:
1) Joinery packing, jamb seals, facings, building wrap, flashing tape, air seals etc not shown for clarity.
2) Liquid-applied membrane to be reinforced with fibreglass mesh where applied over dissimilar substrates.

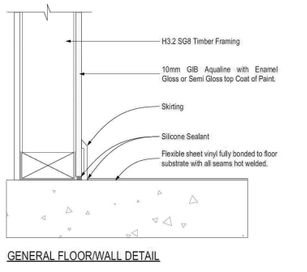
(not to scale)

WINDOW DETAILS TO WET AREA
NTS

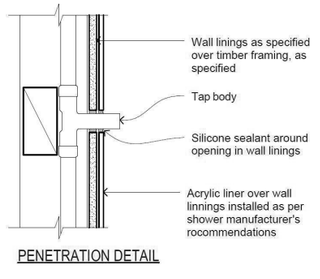


VANITY 3D PERSPI

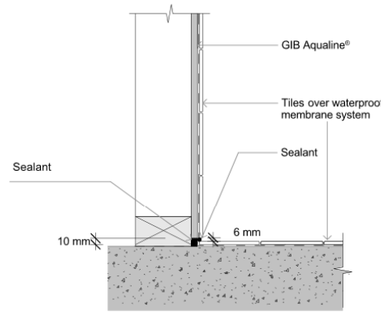




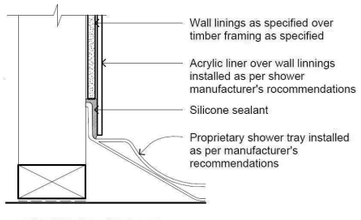
GENERAL FLOOR/WALL DETAIL



PENETRATION DETAIL



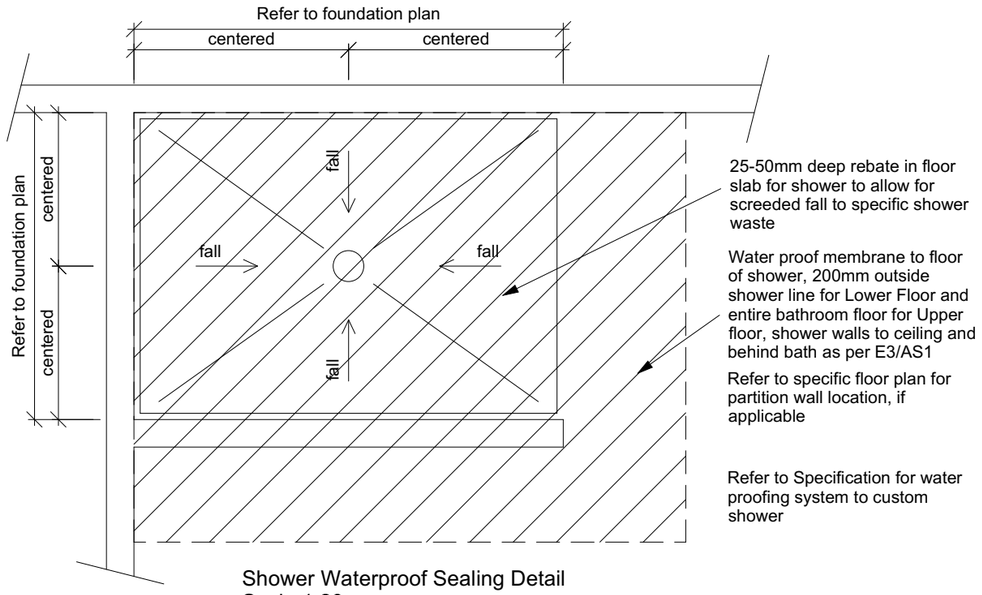
Tiled Floor to Wall detail
NTS



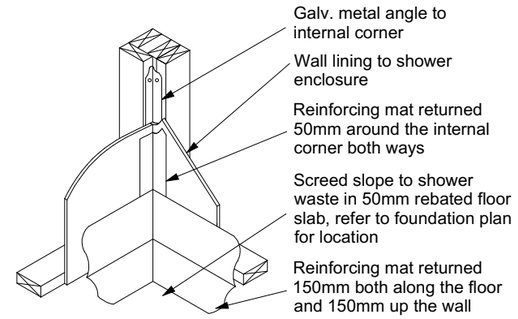
SHOWER TRAY DETAIL

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **35** of 38 sheets

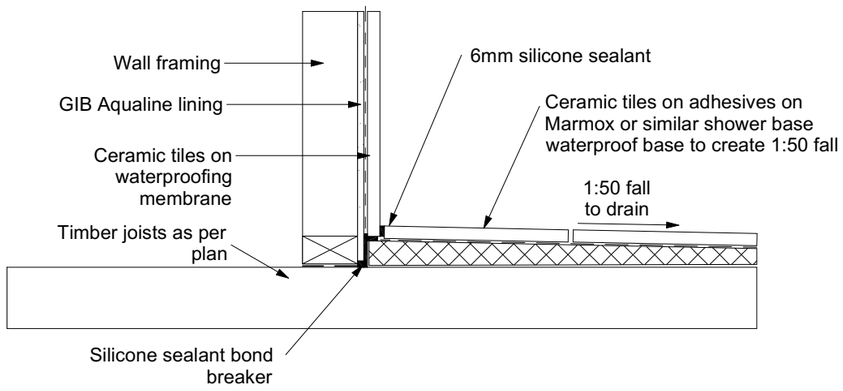
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION



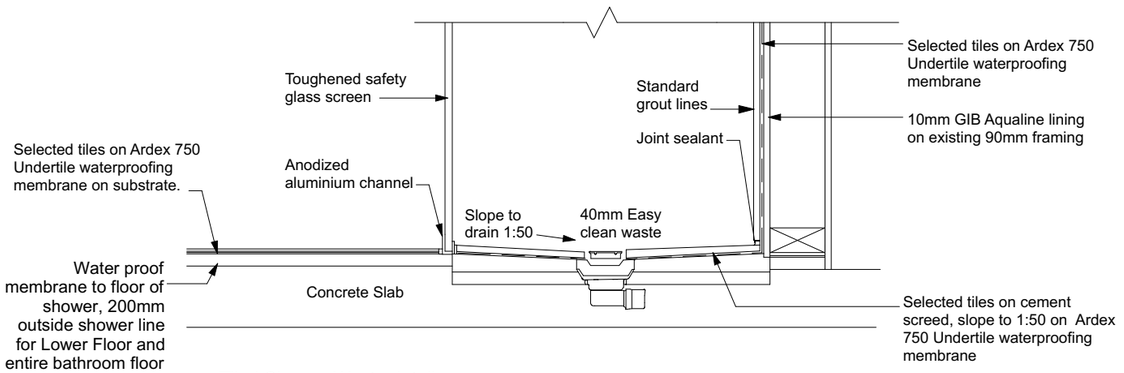
Shower Waterproof Sealing Detail
Scale 1:20



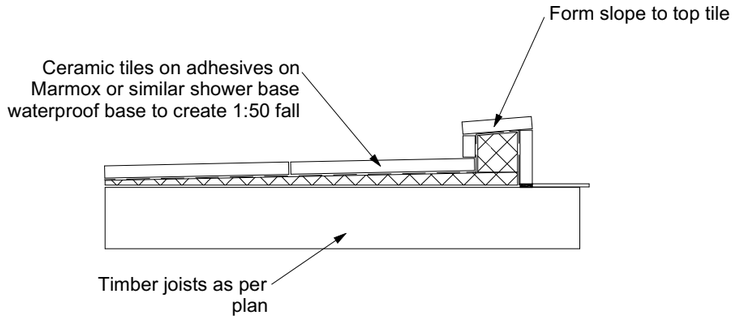
Custom Tile Shower Wall/Floor Junction Detail
Scale 1:20



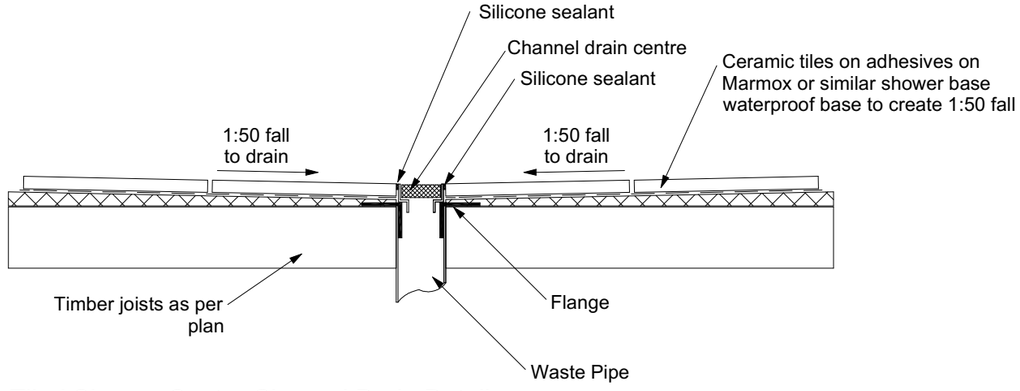
Tiled Shower Wall to Base Detail
scale 1:10



Tiled Shower Waste detail
1:10



Tiled Shower Upstand Detail
scale 1:10



Tiled Shower Centre Channel Drain Detail
scale 1:10

Client / Address Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **WET AREA DETAILS**	Legal Description LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **36** of 38 sheets

NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

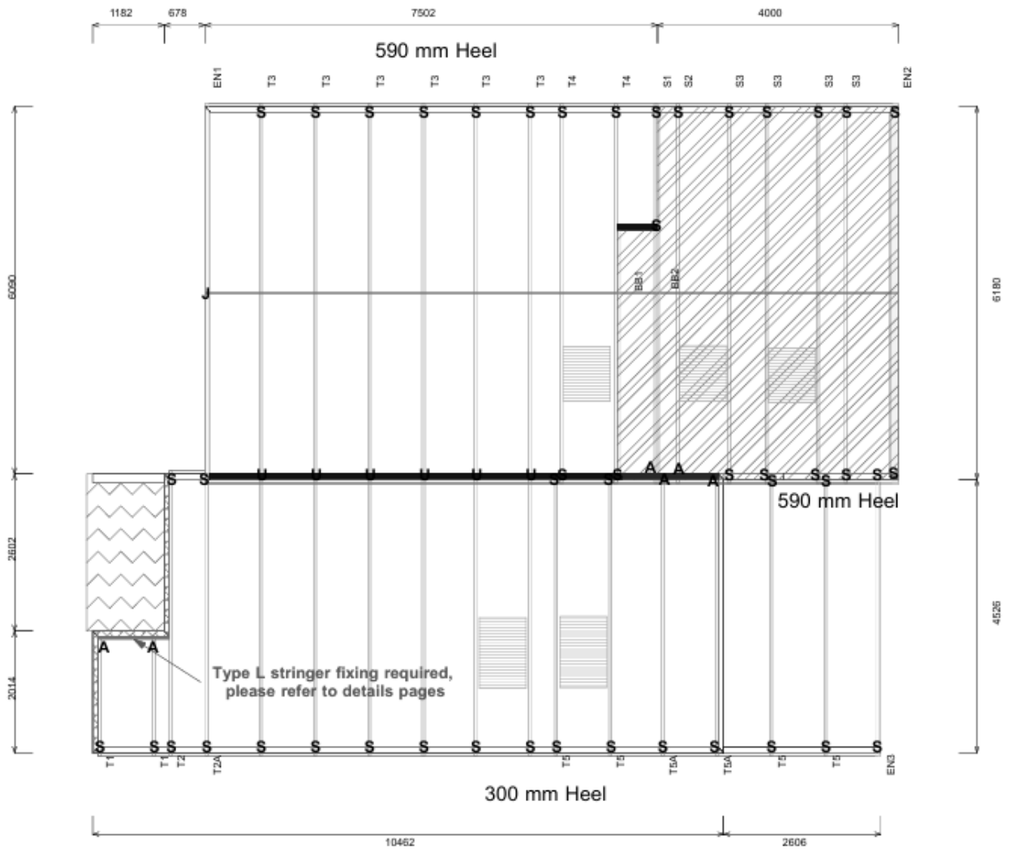
Buildable Consent Layout

FTMA NEW ZEALAND

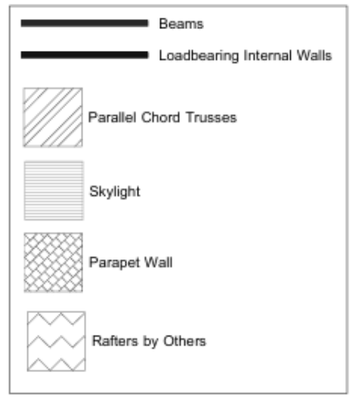
For valley/saddle truss fixing unless stated otherwise use a pair of wire

To exit full screen, press Esc

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NOTES:
1. Gable trusses are designed to support brick cladding only in single-storey dwellings where continuous support is provided. For other cladding types, gable trusses can accommodate fixings as per the manufacturer's requirements. Any situations outside these conditions may require a specific design from an engineer
2.Gable End Bracing Required Lower Strongback Option 1 (Refer to Gable End Bracing Brochure)
3. All heel height are as per plan



Truss Fixings
A = 47x90 Joist Hanger
B = 47x120 Joist Hanger
C = CT200 (pair)
D = 47x190 Joist Hanger
E = 95x165 Joist Hanger
F = SH-140 Split Hanger
G = SH-180 Split Hanger
H = SH-220 Split Hanger
J = 2x6kN Strap (12kN)
K = 6kN Strap
L = Multigrip (single)
M = Multigrips (pair)
N = Nailon Plate (240x110x1)
P = 16kN Pack
Q = 9kN Pack
S = CPC 40 Single Cleat
T = CPC 40 Short (pair)
U = CPC 80 Single Cleat
V = 16kN Uplift
Z = Engineers Design

Unless otherwise indicated, all specified truss fixings are to use L/Lok product nail fasteners or Type 17 - 14g Hex Head Screws (as per the MiTek On-site Guide)

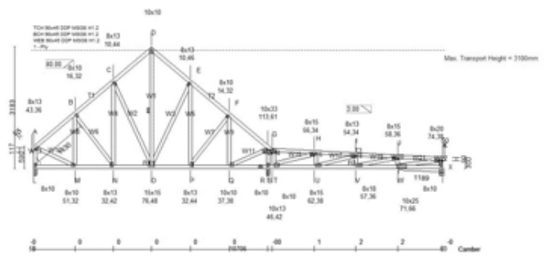
All truss to frame fixings require 2 additional 2/90x3.15dia skew nails.

All truss fixings not indicated as above must have 2 wire dogs for cross joints and 2/90x3.15dia nails for butt joins.

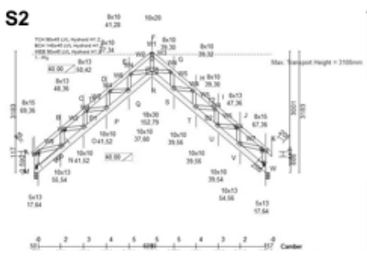
Fixings shown are for fixing trusses to the top plate. Any other point load uplift fixings down through the framing stud to top plate, stud to bottom plate, bottom plate to floor remain the responsibility of the architect / draughtsman.

Any roof loads as stated on this layout over 16kN lift are outside the scope of NZS3604, and the architect / draughtsperson is responsible for the design to transfer the loads to the ground.

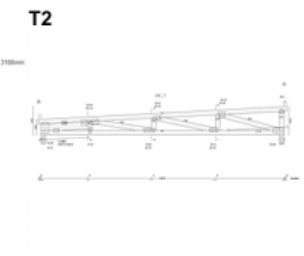
T3



S2



T2



Snow Zone:	Queenstown (N5)
Wind Area:	High
TC Restraints:	900 mm
Roof Material:	Galv Iron 0.55mm
Roof Pitch:	25.00 °
Snow Altitude:	332.000 m
Design Wind Speed:	44.0 m/s
BC Restraints:	600 mm
Ceiling Material:	Standard Plaster Board 13mm
Ground Snow Load:	1.200 kPa
Truss Centres:	900 mm

MiTek

Drawn:	Danilo Durante Jr
Date:	18/12/2025

Job No: **QN1448143C1**
Customer: MAEBELLE HOMES LIMITED
Job Name: 493 Peninsula Road
Address: 493 Peninsula Road
Kelvin Heights, Kelvin Peninsula

If a gable truss requires a windbeam brace, the type of MiTek brace will be noted as such on the layout.
The truss fixings can be substittuted for other fixings of the same or greater capacity.
All verge framing to be fixed according to the MiTek On-Site Guide if not covered by NZS3604.
If bottom chord restraints are 35mm Metal battens, then they must be fixed with either two nails or screws.
If the metal battens are fixed with a single nail or screw then 90x45mm bottom chords restraints will be required at 1800mm centres

All loads shown on this page regarding the truss fixings are characteristic loads

Client / Address	Drawing Title:	Legal Description	General Notes:	Scale @ A3:	Revision:	Sheet No.:
Jamie Robertson and Laura Robinson 493 Peninsula Road, Kelvin Heights, Queenstown	**TRUSS DESIGN**	LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road Kelvin Heights Queenstown - 9300	Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	**37** of 38 sheets

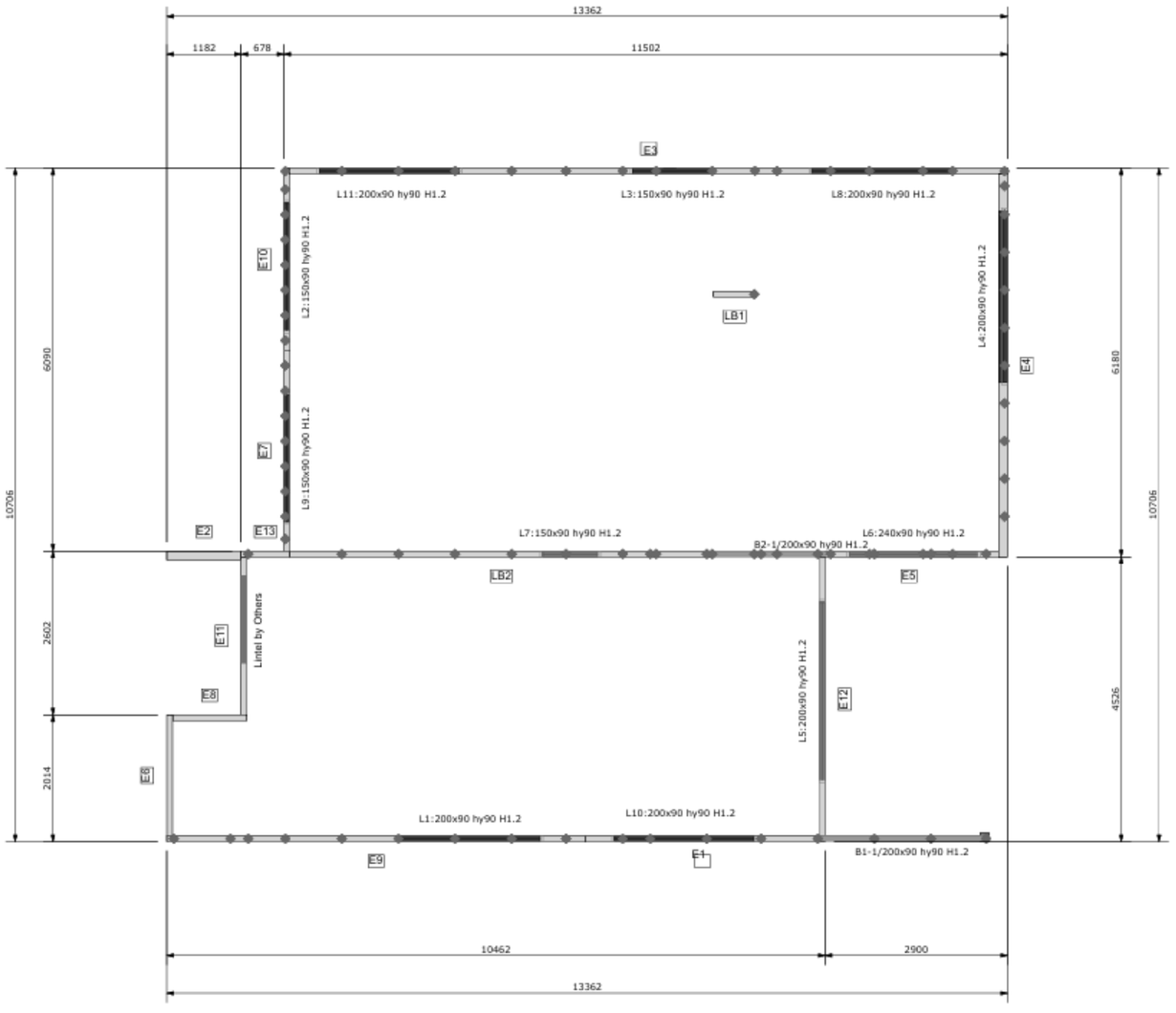
NOTE - DIMENSIONS ARE APPROXIMATE AT CONCEPT STAGE AND MAY ADJUST DURING CONSTRUCTION DOCUMENTATION

Buildable Consent Layout

FTMA NEW ZEALAND

All internal walls shown on this layout are considered to be loadbearing
Lintel fixing specification remains the responsibility of the architect / draughtsperson

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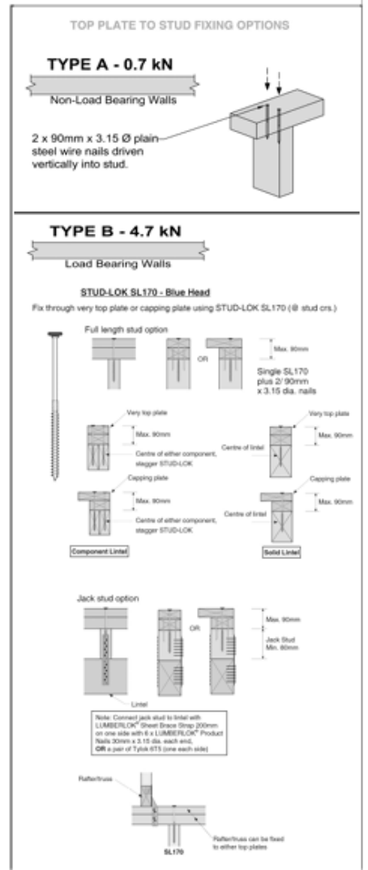


- Beams
- Loadbearing Walls
- Non Loadbearing Walls

Slab thickening might not be required for internal walls, please check below

All beam fixings are the responsibility of the Architectural Designer and/or Structural Engineer

Lintel Fixings are as per the included reports.



Note: These top plate to stud fixing options do not apply to walls under floors, just walls with trusses or rafters attached.

MiTek SAPPHIRE™ Every Facet an Advantage.

Drawn:	Danilo Durante Jr
Date:	18/12/2025

Job No: **QN1448143C1**
Customer: MAEBELLE HOMES LIMITED
Job Name: 493 Peninsula Road
Address: 493 Peninsula Road
Kelvin Heights, Kelvin Peninsula

Notification of point loaded lintels or point loads on internal walls where the downward load is higher than 8kN (85mm raft type slab) or 10kN (100mm standard slab), or the upward load is greater than 10kN. These loads are Ultimate Limit State Loads

If no loads are shown, no thickening is required.

The lintels have been sized using one of the following:

The MiTek SAPPHIRE Component Design Software.
hy90, hyONE and hySPAN lintels have been sized using the designIT for houses - New Zealand series 6 software.
GANGLAM and FLITCH BEAMS have been sized using the MiTek Beam Program V1.10 June 2011.

Unless otherwise stated the timber grade for all lintels is SG8. Lintels not shown are to be selected as per NZS3604: 2011 or designed by an engineer as required.
The lintels have not been designed to support brick shelf angles. The Architect or Engineer is required to design all lintels supporting brick shelf angles.

Client / Address: Jamie Robertson and Laura Robinson, 493 Peninsula Road, Kelvin Heights, Queenstown	Drawing Title: **TRUSS DESIGN**	Legal Description: LOT 66 DP 9655 Site Area: 898 sqm Address: 493 Peninsula Road, Kelvin Heights, Queenstown - 9300	General Notes: Do not scale drawing. Contractors shall verify all dimensions on site prior to construction. All work shall be carried out in accordance with local authority regulations. Do not copy drawing without prior consent.	Scale @ A3: Drawn by: J Rana Checked by: J Rana Project Number: 2025-46 Revision: 08 Date: 20/07/2026	Revision: 2: COORDINATION ISSUE: 15/12/2025 3: COORDINATION ISSUE: 03/02/2026 4: BUILDING CONSENT ISSUE: 24/04/2026 5: PLANNING ISSUE: 11/05/2026 6: PLANNING ISSUE: 09/06/2026 7: BUILDING CONSENT ISSUE: 15/06/2026 8: BUILDING CONSENT ISSUE: 22/06/2026 5: PLANNING ISSUE: 20/07/2026	Sheet No.: **38** of 38 sheets

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